

**Checklist for Phase I Site Assessments Conducted using EPA Brownfields
Assessment Grant Funds**

Contact Information

Grantee Name: City of Lansing Brownfield Redevelopment Authority

Grant Number: BF-00E01076-0

ACRES Property ID: Not Responsive

Program Manager Name: Steve Willobee
(Point of Contact)

Contact Phone Number: (517) 388-1947

Name / Address of Property Assessed: 609 May Street and 800 N. Larch Street

Checklist

Please indicate that each of the following All Appropriate Inquiries documentation requirements were met for the Phase I assessment conducted at the above listed property:

☒ An *opinion* as to whether the inquiry has identified conditions indicative of releases or threatened releases of hazardous substances, and as applicable, pollutants and contaminants, petroleum or petroleum products, or controlled substances, on, at, in, or to the subject property.

☒ An identification of "*significant*" *data gaps* (as defined in §312.10 of AAI final rule and §12.7 of ASTM E1527-05), if any, in the information collected for the inquiry, as well as comments regarding the significance of these data gaps. Significant data gaps including missing and unattainable information that affects the ability of the environmental professional to identify conditions indicative of releases or threatened releases of hazardous substances, and as applicable, pollutants and contaminants, petroleum or petroleum products, or controlled substances, on, at, in, or to the subject property.

☒ **Qualifications and signature** of the environmental professional(s). The environmental professional must place the following statements in the document and sign the document:

☒ "[I, We] declare that, to the best of [my, our] professional knowledge and belief, [I, we] meet the definition of Environmental Professional as defined in §312.10 of this part."

☒ "[I, We] have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. [I, We] have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312."

Note: Please use either "I" or "We."

☒ In compliance with §312.31(b) of the AAI final rule and §12.6.1 of ASTM E1527-05, the environmental professional must include in the final report an *opinion regarding additional appropriate investigation*, if the environmental professional has such an opinion.



Signature of Grantee Program Manager

9/5/14
Date

PHASE I ENVIRONMENTAL SITE ASSESSMENT

***609 MAY STREET & 800 N. LARCH STREET
LANSING, MICHIGAN 48906***

August 27, 2014

Prepared For:

***Ryan's Auto Care 1
Attn: Mr. Ryan Ruehle
609 May Street
Lansing, Michigan 48906***

Prepared By:

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Project No. 14-1386-12



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1.0 EXECUTIVE SUMMARY

Triterra completed a Phase I Environmental Site Assessment (ESA) for the parcels of property located at 609 May Street and 800 N. Larch Street, in Lansing, Michigan (the Property). The Phase I ESA was requested by Mr. Ryan Ruehle of Ryan's Auto Care 1 to establish the environmental conditions of the Property prior to purchasing the Property.

The Phase I ESA was conducted in conformance with the requirements of American Society for Testing and Materials Designation: E 1527-13 *Phase I Environmental Site Assessment Process*. The Phase I ESA included reviewing standard federal, state, and tribal environmental records; standard historical records; and conducting interviews to investigate past and current land uses at the Property and/or adjacent properties. Triterra personnel also inspected the Property to identify and record RECs.

Based on Triterra's review of historical information, the Property consisted of six buildings used for residential purposes from at least 1912 through approximately 1950. The buildings were listed as 800, 802, and 810 N. Larch Street, and 611, 613, and 617 May Street. 800 N. Larch was also used as a beauty shop around 1946. 617 May Street was listed as Lansing Die Sinking Company, Automotive Service Tools Incorporated, Custom Die Company, and Metal Machining Company in 1951 and 1958. 617 May Street was demolished by 1971; 800, 802 and 810 N. Larch were demolished by 1985. The existing building at 800 N. Larch Street was constructed in 1958 and was used by Clark Oil & Refining Corporation as a gas station until at least 1980. 800 N. Larch has since been used for used auto sales. The residential homes at 611 and 613 May Street were demolished in 1990 and 2006, respectively. The existing building at 609 May Street was constructed in 1997 and has been used for auto repair, listed as Mint Condition, Han's On Auto Care, and Ryan's Auto Care.

The Phase I ESA has revealed the following RECs in connection with the Property:

- **The potential for environmental impact associated with the historical and automotive service, repair, and sales (Sections 4.2, 4.3.1, 5.1, 6.2.1, 6.2.2 and 6.2.4).**
- **The potential for unknown and/or undocumented releases from historical gas station operations at the Property (Sections 4.3.2 and 5.1).**
- **The potential for environmental impact associated with the material used to fill the foundations of the six houses formerly occupying the Property (Section 5.1).**
- **The potential for migration of contamination from nearby sites historically used for commercial or industrial operations (Sections 4.2, 5.2 and 7.0).**

If contamination is present from sources outside of the Property, this condition could be mitigated through an exemption under Part 201 of Public Act 451, as amended. The contaminant migration exemption states that a person is not liable for contamination at a property under Part 201 if, "The owner or operator of property unto which contamination has migrated unless that person is responsible for an activity causing the release that is the source of the contamination." MCL 324.20126(4)(c).

Triterra identified no limitations in connection with the Property.

Triterra identified no data gaps or data failures in connection with the Property, except for the following: the first developed use of the Property prior to 1912 was unable to be determined.

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It is the Environmental Professional's opinion that additional site investigation is needed to determine if additional contamination is present on the Property.

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2.0 INTRODUCTION

Triterra was retained by Mr. Steve Willobee, on behalf of the Lansing Brownfield Redevelopment Authority (LBRA), to conduct a Phase I Environmental Site Assessment (ESA) for the commercial parcels located at 609 May Street and 800 N. Larch Street, in the city of Lansing, Michigan (the Property). The Phase I ESA was requested by Mr. Ryan Ruehle of Ryan's Auto Care 1 to provide information regarding recognized environmental conditions (RECs) that could affect soil, soil gas, and groundwater quality at the Property so a level of liability can be estimated.

This Phase I ESA was funded through the LBRA's Brownfield Assessment Grant from the U.S. Environmental Protection Agency (US EPA).

Satisfying the US EPA's All Appropriate Inquiry (AAI) is one component of the requirements for a Prospective Purchaser to qualify for the Bona Fide Prospective Purchaser (BFPP), Contiguous Property Owner, or Innocent Landowner defense to CERCLA liability. For properties known to be contaminated with hazardous substances or petroleum products, the Prospective Purchaser also must comply with the continuing obligations defined in CERCLA to maintain the landowner liability protection (LLP) to CERCLA.

2.1 Purpose

The Phase I ESA was performed in general conformance with the scope and limitations of the American Society for Testing and Materials (ASTM) Designation: E 1527-13 (ASTM, 2013). The purpose of the Phase I ESA is to provide information regarding RECs that could affect soil, soil gas, and groundwater quality at the Property. ASTM defines RECs as:

"...the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions."

In addition to normal RECs, there also exist special cases. These are Historical and Controlled RECs: Historical RECs (HRECs) are defined as:

"...a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulating authority, without subjecting the property to any required controls."

Additionally, controlled RECs (CRECs) are defined as:

"...a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls."

In congruence with identifying RECs, *de minimis* conditions were also evaluated. According to ASTM standards, a *de minimis* condition does not generally present a threat to human health or the environment and generally would not be subject to enforcement action if brought to the attention of the appropriate governmental agency.



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The ASTM Phase I ESA is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) liability (also known as “landowner liability protections”): that is the practices that constitute “all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice” as defined in 42 USC § 9601 (35) (B).

2.2 Scope of Services

In accordance with ASTM Standard E 1527-13, the Phase I ESA performed by Triterra consisted of the following four components:

- Records Review
- Site Reconnaissance
- Interviews
- Evaluation and Preparation of Phase I ESA Report

Records Review included a review of federal, state, tribal and local government records and historical sources in order to identify RECs and to identify previous uses of the property and surrounding area to determine the likelihood that these past uses may have resulted in RECs on the Property. The records review is summarized in Sections 4.0 and 5.0 of this report.

Site Reconnaissance included a visual and physical inspection of the Property and visual observations of adjoining properties to identify RECs. This does not include sampling or testing of any material unless specified by an agreement between Triterra and the user before sample collection. The site reconnaissance is summarized in Section 6.0 of this report.

Interviews were conducted with past and present owners and operators and/or occupants, to the extent that they have been identified, to identify RECs. Select state and/or local agency officials were also interviewed. The objective of the interviews was to obtain information not otherwise available through other sources about current and historical property uses that may result in the identification of RECs at the Property. Information obtained during interviews is included in Sections 3.0 through 6.0 and 8.0 of this report.

An *evaluation* of the findings obtained as a result of the above tasks and a formulation of conclusions regarding the potential presence of RECs identified during the Phase I ESA is presented in this report. This report includes appropriate documentation to support the presented findings, opinions, and conclusions. The Phase I ESA report includes those matters required in the report pursuant to various provisions of ASTM E 1527-13.

A consideration of “commonly known or reasonably ascertainable information” about the Property and a consideration of the “degree of obviousness of the presence or likely presence of contamination at the property” were also performed as part of the Phase I ESA.

2.3 Special Terms, Conditions, and Significant Assumptions

It is assumed that the purpose of this Phase I ESA is to qualify the user for landowner liability protection to CERCLA liability and to facilitate the refinancing of the Property. The possible contaminants of concern considered in this assessment include those listed under CERCLA and petroleum products. There were no special terms, conditions, or significant assumptions associated with the Phase I ESA.



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2.4 Limitations and Exceptions

Triterra completed this Phase I ESA in general conformance with the ASTM Designation: E 1527-13 standard practice and made appropriate inquiry consistent with good commercial or customary practice. The results of the Phase I ESA are based upon professional interpretation of the practically reviewable and reasonably ascertainable information available to Triterra given the time and budget constraints of this project. Triterra has assumed that information provided by the cited references is factual, complete, and correct. Triterra does not warrant that this report represents an exhaustive study of all possible environmental concerns at the Property. However, the items investigated as part of this study do represent likely sources of RECs and consequently are believed to adequately address potential effects to soil, soil gas, and groundwater quality at the Property.

2.5 Contractual Agreement

This Phase I ESA report was prepared for Ryan's Auto Care 1. The work was performed in accordance with our July 14, 2014 Work Order Authorization Request through the LBRA.

2.6 User Reliance

This Phase I ESA was prepared exclusively for the LBRA, Michigan State University Federal Credit Union (MSUFCU) and Ryan's Auto Care 1 (referred to as the User), at Mr. Ruehle's request, for the purposes stated in this report. This report may be unsuitable for other uses, and reliance on its contents by a party other than the User is done at the sole risk of that party.

3.0 PROPERTY DESCRIPTION

The following subsections contain descriptions of the Property, uses and conditions of the Property, and uses of the adjoining sites at the time of this Phase I ESA. Photographs of the Property and surrounding areas are included in Attachment 1.

3.1 Property Location and Legal Description

The Property is located at 609 May Street and 800 N. Larch Street, in the city of Lansing, Ingham County, Michigan (Figure 1). The legal descriptions of the Property, tax identification numbers 33-01-01-09-478-061, 33-01-01-09-478-071, 33-01-01-09-478-075, 33-01-01-09-478-081 and 33-01-01-09-478-093, are included in Attachment 2.

3.2 Property Use and General Characteristics

The Property consists of five parcels totaling approximately 0.67 acres developed with two commercial buildings. The single-story building located at 800 N. Larch consists of approximately 358 square feet, and is currently used as an office for auto sales. A 2,560-square foot, single-story, auto service/repair garage is located at 609 May Street. The remainder of the Property consists of asphalt-paved parking and driveways, and a gravel/grass area to the east. At the time of the reconnaissance, the 800 N. Larch office was occupied by Ed's Car Sales and the auto repair garage was occupied by Ryan's Auto Care.

Property layout and boundaries are depicted on the Property Orientation Diagram (Figure 2).

Electrical services and potable water are provided by the Lansing Board of Water and Light. Natural gas is provided by Consumers Energy. The City of Lansing provides sewer services to the Property.

3.3 User Provided Information

The ASTM E 1527-13 standard outlines the User responsibilities to assist in the identification of RECs in the connection with the Property. Triterra provided a User Questionnaire to Mr. Ryan Ruehle of Ryan's Auto Care 1, the User representative, which was completed to the best of Mr. Ruehle's knowledge. The User Questionnaire is presented in Attachment 3. According to Mr. Ruehle, Ryan's Auto Care has been associated with the Property for approximately 9 years. The Property had also operated as a gas station, auto repair garage and a car lot prior to Ryan's Auto Care. Mr. Ruehle stated that gasoline USTs were formerly located at the Property, and that cleaners, oil and various additional chemicals are currently used and stored at the Property in connection with the auto repair operation. In Triterra's opinion, the historical and current use of hazardous substances and petroleum products at the Property represents a potential REC in connection with the Property. Refer to Section 5.1 for further information pertaining to historical operations at the Property, and Section 6.2 for a discussion of current operations at the Property.

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3.4 Current Uses of the Adjoining Properties

Known current uses of adjoining sites are summarized in the following table:

Direction	Name Address	Activity
North	812 N. Larch Street	Vacant Car Wash
East	619 & 625 May Street	Vacant Field & Parking Lot
South	New Wheels Auto Sales 736 N. Larch Street	Used Auto Sales
	616 May Street	Residential
West	749 N. Larch Street	Residential
	803 N. Larch Street	Residential

4.0 ENVIRONMENTAL RECORDS REVIEW

Triterra interviewed individuals, reviewed environmental and historical records, and reviewed local physiographic, geologic, and hydrologic information to determine historical and current land ownership and use, physical setting, and identify RECs associated with the Property. The records and data sources were searched, and the pertinent findings are provided below.

- City of Lansing Tax Assessor
- United States Geological Survey 7.5 Minute Quadrangle Topographic Map, Lansing South (USGS, 2002)
- Environmental Data Resources Radius Map™ Report with Geocheck® (EDR, 2014)
- Ingham County Health Department
- Lansing Fire Department

4.1 Physical Setting

According to the topographic map, the Property is approximately 839 feet above mean sea level. The Property is relatively flat, sloping gently toward the west. The nearest surface water body is the Grand River located approximately one quarter of a mile west of the Property. The Chesapeake and Ohio Railway runs approximately 240 feet east of the Property (Figure 1).

Triterra queried the MDEQ Well Record Retrieval System maintained by the department pertaining to well logs and subsurface information. No water well records were available for the Property or surrounding area. According to the STATSGO and SSURGO information, urban land is the dominant soil type found on the Property. This particular soil component type has moderate infiltration rates, and possesses soils which impede the downward movement of water and/or have moderately coarse textures.

The shallow water table is often a subdued expression of surface topography. Shallow groundwater generally flows from areas of groundwater recharge (hills and broad uplands) to areas of groundwater discharge (wetlands, river, and lakes). Based on the local surface topography, local shallow groundwater is expected to flow generally west. Other man-made features such as wells, roads, filled areas, buried utility lines and sewers, and drainage ditches may alter the natural shallow groundwater flow direction.

4.2 Environmental Database Search

Triterra contracted Environmental Data Resources, Incorporated (EDR) to perform an environmental records search of the following standard federal, state, and databases to identify documented sites that may represent RECs on and near the Property. Portions of a July 28, 2014 environmental records search report prepared by EDR are provided in Attachment 4. The report contains information that is used to identify sites that may represent RECs, and lists and describes sites within their respective ASTM E 1527-13 search radii of the Property. Sites mapped by EDR are listed in the Map Findings Summary on page 4 and their location is shown on the maps preceding page 4 of the EDR report. The EDR report also provides a detailed summary of each site. Unmapped sites, as identified by EDR, are sites that for various reasons cannot be mapped through the EDR query system.

A summary of listed sites of concern determined by Triterra to be sites of potential concern are presented in the table included in this subsection. Where possible, Triterra attempted to locate the reported unmapped sites. Unmapped sites determined by Triterra to be within the applicable approximate minimum search distance(s) and to be suspect RECs are also included in the table. Based on the assumed groundwater flow direction (west),

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local topography, current status of the site (e.g., closed LUST) and/or distance from the Property, the remaining mapped and unmapped sites do not appear to represent suspect RECs in connection with the Property.

SUMMARY OF SITES OF POTENTIAL CONCERN

Site Name and Address	Approximate Distance and Direction from Property ¹	Name of List ²
Ryans Auto Care / Waynes Auto World / Hade Automotive 609 May Street	Property	US Hist Auto Stat, WDS, RCRA-CESQG
Waynes Auto World 800 N. Larch Street	Property	US Hist Auto Stat
Larrys Car Cleanup 724 N. Larch Street	Adjoining the Property to the south across May Street	US Hist Auto Stat
700, 704-708 E. Oakland Avenue	Approximately 300 feet northeast from the Property	BEA
Former Lansing Pattern Property 702 E. Oakland Avenue	Approximately 300 feet northeast from the Property	Inventory, Open LUST
Prudden Business Center 725 E. Saginaw / 707 Prudden St.	Approximately 330 feet southeast from the Property	Open LUST, BEA

¹EDR sites are mapped by address. Distances and/or site directions listed above may be adjusted from those reported by EDR to better represent field conditions and potential site boundaries.

²Definitions of acronyms and lists are presented in the EDR report.

The Property, **Ryan's Auto Care LLC**, was listed as a US Historical Auto Station, Waste Data System (WDS), and RCRA conditionally exempt small quantity generator (CESQG) site. According to the EDR report, the Property has operated as an auto repair facility since 2000. The Property is listed as a RCRA-CESQG and WDS site #MIK756991614 due to waste oil generation and collection on site. No violations are listed for the Property. Due to the use and storage of auto repair solvents and petroleum products on the Property for at least fourteen years, in Triterra's opinion, auto repair activities and waste generation on the 609 May Street parcel of Property represents a potential REC in connection with the Property.

Wayne's Auto World, also the Property, was listed as a US Historical Auto Station in 2001. Refer to Section 5.1 for further information pertaining to historical automotive operations at the Property.

The **Larry's Car Cleanup** site adjoins the Property to the south across May Street and was listed as a US Historical Auto Station. According to the EDR report, the site operated as an auto station in 2004. Refer to Section 5.2 for further information pertaining to historical automotive operation on the south-adjoining site.

The **700, 704-708 East Oakland Avenue** site, located approximately 300 feet northeast of the Property, was listed as a BEA site under the Environmental Response Division in 1998 and the Storage Tank Division in 2004. Refer to Section 5.2 for further information pertaining to nearby historical wheel manufacturing operations.

The **Former Lansing Pattern Property** is located approximately 300 feet northeast of the Property and was listed as an open LUST site. According to the EDR report, a release of an unknown substance was discovered at the site in 2003. Following the discovery, two 3,000-gallon, two 4,000-gallon, and three 880-gallon USTs, contents unknown, were removed from the site in 2003. A fourth 880-gallon UST was removed in 2004. Due to the current status (open LUST), close proximity to the Property, and the assumed groundwater flow direction, in Triterra's opinion, the release at the Former Lansing Pattern site represents a potential REC in connection with the Property.



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The **Prudden Business Center** site, located approximately 330 feet southeast of the Property, was listed as an open LUST and BEA site. According to the EDR report, a 2,000-gallon and a 500-gallon gasoline UST were removed from the site in 1964, and replaced with a 10,000-gallon gasoline UST. The 10,000-gallon UST was removed in 1985. A release of unreported substances was reported at the site in 1991. A BEA was submitted for the site in 2005, indicating the existing presence of contamination at the site. Based on the current status (open LUST), close proximity to the Property, and assumed groundwater flow direction, in Triterra's opinion, the release at the Prudden Business Center site represents a potential REC in connection with the Property.

4.3 Additional Environmental Record Sources

4.3.1 Health Department Records

On July 29, 2014, Triterra performed an online search of the Ingham County Health Department (ICHHD) records pertaining to the Property via the ICHHD Environmental Health Viewer. The online viewer provided all available information pertaining to environmental concerns associated with the Property and surrounding area, including information on septic systems and water wells, if any, located on the Property. According to the search, a routine inspection at Ed's Car Sales at the 800 N. Larch parcel was completed in 2003. The inspection report indicated that no hazardous chemicals or waste were used or stored at the Property. A routine inspection was also completed at Ryan's Auto Care at the 609 May parcel in 2007. According to the inspection report, a 250-gallon AST was used at the Property to collect waste oil. Other materials stored on the Property included 36 gallons of new oil, a 30-gallon drum of parts washer solvent, a 15-gallon drum of gear lube, and 12 gallons of antifreeze. A Pollution Incident Prevention Plan (PIPP) was completed for the Property. In Triterra's opinion, the use and storage of chemical solvents and petroleum products at the Property represents a potential REC in connection with the Property. Refer to Section 6.2 for information pertaining to current conditions and chemical storage at the Property.

4.3.2 Fire Department Records

On August 4, 2014 Triterra contacted the Lansing City Attorney's Office to request all available fire department records associated with the Property and surrounding properties. On August 15, 2014, Triterra received records pertaining to a former gas station at the Property. According to the records, two 6,000-gallon gasoline USTs were installed at the Clarks Service Station located at 800 N. Larch Street in 1958. The tanks were later removed from the Property in 1986 after having been abandoned. In Triterra's opinion, the historical presence of gasoline USTs at the Property represents a REC in connection with the Property.

4.3.3 MDEQ Geological Survey Records

Triterra queried the MDEQ-Geological Survey Division's (GSD) Drilling Unit Maps for oil and gas permits/wells for the Property's township, range, and section number. According to the July 29, 2014 query results, no known active oil and/or gas wells exist and no permits have been recorded for the Property section number.

4.3.4 Other Record Sources

No other records were reviewed as part of this Phase I ESA.



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5.0 HISTORICAL RECORDS REVIEW

Triterra consulted historical records to develop a history of the previous uses of the Property and surrounding area to help identify the likelihood of past uses having led to RECs in connection with the Property.

The historical records listed in the table below represent those which Triterra found to be reasonably ascertainable. The abstracted histories of the Property and adjacent properties are provided below. Copies of the historical record sources are provided in Attachment 2.

Based on the above-referenced historical records, Triterra did not encounter data failures or data gaps associated with historical property use except for the fact that the first developed uses of the Property prior to 1912 could not be determined.

5.1 Historical Property Use Information

A summary of historical usage of the Property back to 1912, the date of earliest readily available records as described above, is presented in the following table:

PROPERTY HISTORICAL USE SUMMARY		
Year / Period	Identified / Inferred Use	Source (Date)
1912 – 1950	Six buildings were present on the Property during this time, including 800, 802, and 810 N. Larch Street, and 611, 613, and 617 May Street. The buildings appeared to be used for residential purposes, with the exception of 800 N. Larch which was listed as a beauty shop in 1946.	Fire Insurance Maps (1913) Aerial Photographs (1938, 1950) City Directories (1912, 1916, 1921, 1926, 1931, 1936, 1941, 1946)
1951 – 1958	Five of the six buildings were used for residential purposes. 617 May Street was listed as Lansing Die Sinking Company, Automotive Service Tools Incorporated, Custom Die Company, and Metal Machining Company in 1951 and 1958.	Aerial Photographs (1955) Fire Insurance Maps (1951, 1953) City Directories (1951, 1956, 1958)
1959 – 1985	617 May Street was demolished by 1971. 611 and 613 May Street continued to be used for residential purposes. 800, 802, and 810 N. Larch were demolished by 1985. The existing building at 800 N. Larch Street was constructed in place of the three. 800 N. Larch was listed as Clark Oil & Refining Corporation from at least 1959 through 1980.	Aerial Photographs (1955, 1963, 1970, 1976, 1981) Fire Insurance Maps (1966, 1972) City Directories (1959, 1961, 1966, 1971, 1975, 1980,



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PROPERTY HISTORICAL USE SUMMARY		
Year / Period	Identified / Inferred Use	Source (Date)
		1985)
1986 – 2000	800 N. Larch was used for used auto sales since at least 1989, and was listed as Cars, Capitol Auto Resale, and Ed's Car Sales.	Aerial Photographs (1986, 1994, 1997)
	611 May was demolished by 1990. During this time period, 613 May continued to be used for residential purposes.	City Directories (1989, 1990, 1994, 1999)
2001 – Present	The existing garage building at 609 May Street was constructed in 1997, and was listed as Mint Condition, Han's On Auto Care, and Ryan's Auto Care.	Assessing Records
	The residential building located at 613 May Street was demolished in 2006.	Aerial Photographs (2005, 2006, 2009, 2010, 2012)
	During this time period, 800 N. Larch continued to operate as Ed's Car Sales.	City Directories (2001, 2003, 2004, 2008, 2013)

Based on Triterra's review of historical information, the Property consisted of six buildings used for residential purposes from at least 1912 through approximately 1950. The buildings were listed as 800, 802, and 810 N. Larch Street, and 611, 613, and 617 May Street. 800 N. Larch was also used as a beauty shop around 1946. 617 May Street was listed as Lansing Die Sinking Company, Automotive Service Tools Incorporated, Custom Die Company, and Metal Machining Company in 1951 and 1958. 617 May Street was demolished by 1971; 800, 802 and 810 N. Larch were demolished by 1985. The existing building at 800 N. Larch Street was constructed in 1958 and was used by Clark Oil & Refining Corporation as a gas station until at least 1980. 800 N. Larch has since been used for used auto sales. The residential homes at 611 and 613 May Street were demolished in 1990 and 2006, respectively. The existing building at 609 May Street was constructed in 1997 and has been used for auto repair, listed as Mint Condition, Han's On Auto Care, and Ryan's Auto Care.

Triterra reviewed historical fire insurance maps which depicted the 617 May Street parcel formerly extending north to Sheridan Street. On the northern portion of the parcel, a machine shop is depicted which coincides with the dates the Property was listed as a tool manufacturing and die sinking company. The parcel has since been divided into three separate parcels. A residential structure and single car garage are depicted on the fire insurance map within the current 617 May Street parcel at that time. Therefore, Triterra believes that these activities did not occur within the current Property boundaries. Refer to 5.2 for further information pertaining to the historical machine shop operation.

Due to the historical use and storage of solvents and petroleum products at the Property, in Triterra's opinion, the historical gas station and auto repair operations on the Property represent a REC in connection with the Property.

5.2 Historical Adjoining Property Use Information

An attempt was made to assess the historical uses of proximate sites by reviewing records referenced in Section 5.1. A summary of proximate sites of concern (suspect RECs), as identified only to the extent that this information was revealed in the course of researching the Property itself, is presented in the table below:



Phase I Environmental Site Assessment

609 May & 800 N. Larch Street, Lansing, Michigan

August 27, 2014



PROXIMATE SITES HISTORICAL USE SUMMARY		
Year / Period	Identified / Inferred Use (Relationship to Property)	Source (Date)
c. 1966 – 2013	Used Auto Sales & Auto Seat Cover Factory (736 N. Larch Street – Adjoining the Property to the south across May Street)	City Directories (1966, 1971, 1980, 1985, 1990, 1994, 2003, 2013) Fire Insurance Maps (1966, 1972)
1951 – 1972	Machine Shop (North portion of former 617 May Street parcel – Approximately 140 feet north of the Property)	Fire Insurance Maps (1951, 1953, 1966, 1972)
c. 1913 – 1956	Prudden & Motor Wheel Plant / Auto & truck wheel manufacturing (701 May Street – Approximately 280 feet east of the Property)	City Directories (1936, 1946, 1951, 1956) Fire Insurance Maps (1913, 1951, 1953)

The above historical operations would have involved the use of petroleum products and/or hazardous substances that may have been released to the ground surface or subsurface. It is Triterra's opinion that the potential for migration of unreported or undetected releases of petroleum products or hazardous substances onto the Property from historical offsite operations represents a REC in connection with the Property.



6.0 SITE RECONNAISSANCE

The site reconnaissance was conducted to identify evidence of the presence of suspect RECs in connection with the Property. Descriptions of the current Property use and conditions, including the use, storage, and/or treatment of hazardous substances and/or petroleum products and the generation, storage/accumulation, and/or disposal of chemical, petroleum or other contaminated wastes are presented in the following sections.

6.1 Methodology and Limitations

A site visit to observe and record the Property use and conditions was conducted by Ms. Ashlee Tiernan and Mr. J.P. Buckingham of Triterra on August 1, 2014. Ms. Tiernan and Mr. Buckingham were accompanied by Mr. Ryan Ruehle of Ryan's Auto Care, during the Property walkover. Photographs taken during the site visit are included in Attachment 1.

Triterra identified no limitations in connection with the Property during the walkover.

6.2 General Observations

The Property consisted of an approximately 358-square foot office building located at 800 N. Larch Street, and an approximately 2,560-square foot auto service garage located at 609 May Street.

6.2.1 Chemical Use and Storage

Triterra also observed various chemicals such as transmission fluid, parts washer fluid, motor oil, and antifreeze stored in containers ranging in size from one gallon or less, located on shelves and the floor of the garage building. Mr. Ruehle reported that the majority of these chemicals were consumed during use. Any waste produced from these chemicals was picked up and recycled on an as-needed basis. Triterra identified the potential for environmental impact on the Property from undetected and/or unreported releases of hazardous substances and/or petroleum products associated with the observed chemical use and storage as a suspect REC in connection with the Property.

6.2.2 USTs and ASTs

Triterra observed a 250-gallon waste oil AST located in the north bay of the service garage. The AST appeared to be in good condition, and any staining around the AST appeared to be contained with a quick-dry substance. In Triterra's opinion, the potential for contamination from use of the 250-gallon waste oil AST represents a suspect REC in connection with the Property.

Triterra observed no evidence of existing USTs on the Property in connection with the historical gas station operations.

6.2.3 PCB Containing Equipment

Triterra observed no visual evidence of PCB-containing equipment located on the Property.

6.2.4 Drains and Sumps

Trench drains were observed in the auto repair garage spanning the width of both bays. The drains reportedly discharge into the municipal sewer system. No unusual stains were observed around the drains and they appeared

Phase I Environmental Site Assessment

609 May & 800 N. Larch Street, Lansing, Michigan

August 27, 2014



to be in good condition. However, small cracks in the concrete floor were observed in a few areas throughout the garages. In Triterra's opinion, the trench drain and cracks in the concrete represent potential pathways for the hazardous substances and petroleum products to be released into the ground surface or subsurface.

6.2.5 Pits, Ponds, and Lagoons

Triterra observed no visual evidence of pits, ponds, or lagoons on the Property.

6.2.6 Heating and Cooling

The garage building is heated and cooled by a packaged HVAC system.

6.2.7 Waste Generation, Treatment, Storage, and Disposal

As discussed in Sections 6.2.1 and 6.2.2, Triterra observed evidence of the generation and storage of hazardous substances and petroleum products inside the building.

6.2.8 Additional Features

Triterra observed no visual evidence of additional features at the Property which were indicative of suspect RECs in connection with the Property.

6.4 Adjacent Property Observations

Refer to Section 3.4 for a list of adjoining properties.

Triterra observed no evidence of conditions on adjoining properties that would potentially impact the Property.

Phase I Environmental Site Assessment

609 May & 800 N. Larch Street, Lansing, Michigan

August 27, 2014



7.0 VAPOR ENCROACHMENT SCREEN

Using the information contained within this Phase I ESA, Triterra evaluated surrounding properties using the following area of concerns (AOC): 1) a 1/3rd mile AOC for chemicals of concern and 2) a 1/10th mile AOC for petroleum hydrocarbon chemicals of concern. Five potential properties of concern were identified which are included in the following table:

Site Name and Address	Chemical(s) of Concerns	Approximate Distance and Direction from Property	Orientation
Used Auto Sales / Larrys Car Cleanup 736 & 724 N. Larch Street	Petroleum & Solvents	Adjoining the Property to the south across May Street	Cross-gradient
Machine Shop 618 Sheridan Street (former 617 May Street parcel)	Petroleum & Solvents	Approximately 140 feet north of the Property	Cross-gradient
Prudden & Motor Wheel Plant 701 May Street	Petroleum & Solvents	Approximately 280 feet east of the Property	Up-gradient
Former Lansing Pattern Property 700-708 E. Oakland Avenue	Petroleum & Solvents	Approximately 300 feet northeast of the Property	Up-gradient
Prudden Business Center 725 E. Saginaw / 707 Prudden Street	Petroleum & Solvents	Approximately 330 feet southeast of the Property	Cross-gradient

In conducting the Plume Test and Critical Distance Determination, the critical distance to an up-gradient *chemical of concern* plume would be 528 feet for petroleum hydrocarbons and 1,760 for solvents from the nearest Property boundary. The critical distance to a cross-gradient contaminated plume would be 95 feet for petroleum hydrocarbons and 365 feet for solvents from the nearest Property boundary. Based on the locations of the known and/or suspected contamination plumes, all of the sites listed above would fall within the critical distance. Therefore, a VEC may exist at the Property.

The suspected contamination plumes would also fall within the critical distance from the nearest structure located on the Property. Based on the close proximity of the buildings on the Property to the sites of concern, in Triterra's opinion, the VEC at the Property represents a potential REC in connection with the Property.



8.0 INTERVIEWS

Information obtained from interviews with the following individuals was used to determine historical and current land ownership and use and is discussed below. Information obtained during the interviews is included in Attachment 6 and is discussed in context in Sections 5.0 and 6.0.

- Mr. Ed Leikam, Property Owner, Owner of Ed's Car Sales
- Ms. Mary Jo Powell, Lansing City Attorney's Office

8.1 Property Owner

Triterra interviewed Mr. Ed Leikam, Property Owner representative, on August 26, 2014 to determine past property use and ownership. Mr. Leikam also completed a questionnaire that is included in Attachment 6 to satisfy the owner interview portion of the ASTM standard. During the interview, Mr. Leikam indicated that he had no knowledge of past gas station operations or the presence of any USTs on the Property.

8.2 Past Owner, Operators and/or Occupants

Past owners, operators, and occupants were not identified and/or available at the time of this report.

8.3 State and/or Local Agency Officials

Refer to Sections 4.3.1 and 4.3.2 for a discussion of State and Local agency provided information for the Property.

8.4 Other Individuals

Given that the Property is not abandoned and no evidence of uncontrolled access or dumping was observed during the site visit, no adjoining property owners were interviewed during the course of this investigation.

Phase I Environmental Site Assessment

609 May & 800 N. Larch Street, Lansing, Michigan

August 27, 2014



9.0 NON-SCOPE SERVICES

No non-scope services were performed during this Phase I ESA.



10.0 FINDINGS, OPINIONS AND CONCLUSIONS

Triterra has performed a *Phase I Environmental Site Assessment* in conformance with the scope and limitations of ASTM Designation: E 1527-13 for 609 May Street and 800 N. Larch Street, in Lansing, Michigan. Any exceptions to or deletions from this practice are described in the Section 2.4 of this report. This assessment has revealed no evidence of RECs in connection with the Property except for the following:

- **The potential for environmental impact associated with the historical and automotive service, repair, and sales (Sections 4.2, 4.3.1, 5.1, 6.2.1, 6.2.2 and 6.2.4).** The automotive service/repair operations involved the use of various chemicals, such as oil, transmission fluid, antifreeze, and parts washer fluid. In addition, used oil is removed from vehicles and stored onsite in a 250-gallon AST as part of the automotive service operations. The waste oil AST is stored inside the garage near a trench drain in the floor. At the time of the reconnaissance, Triterra observed chemical storage within the garage building, and the use of two aboveground hoists.
- **The potential for unknown and/or undocumented releases from historical gas station operations at the Property (Sections 4.3.2 and 5.1).** The Property operated as a gas station from approximately 1958 through 1986. Two 6,000-gallon gasoline USTs were installed on the Property in 1958 and removed in 1986. Potential unknown and/or undocumented contamination at the Property from the historical use and storage of gasoline represents a REC in connection with the Property.
- **The potential for environmental impact associated with the material used to fill the foundations of the six houses formerly occupying the Property (Section 5.1).** Several buildings were present at the Property prior to the existing structures. Based on Triterra's experience, urban fill materials may contain metals and polynuclear aromatic hydrocarbons (PAHs) at concentrations above Part 201 generic residential cleanup criteria. Therefore, the presence of unknown fill materials on the northeast portion of the Property represents a REC in connection with the Property.
- **The potential for migration of contamination from nearby sites historically used for commercial or industrial operations (Sections 4.2, 5.2 and 7.0).** Many of the surrounding sites were historically used for industrial purposes including the manufacturing of tools to the north, and the large-scale wheel manufacturing operation to the east. Minor auto repair and car sales have taken place on the southern adjoining site for nearly 50 years. These operations would have involved the use of hazardous substances and/or petroleum products that, if released into the ground, may have migrated onto the Property.

Triterra identified no limitations in connection with the Property.

The following data gap was identified in connection with the Property: Triterra was unable to determine the first developed uses of the Property prior to 1912. Based on historical trends in the area, it is likely that the uses of the Property prior to 1912 were of a residential or agricultural nature. In addition, because Triterra was able to obtain information regarding historical uses of the Property, and with the RECs identified above, in Triterra's opinion, the data gap did not impair our ability to identify RECs in connection with the Property.

Phase I Environmental Site Assessment

609 May & 800 N. Larch Street, Lansing, Michigan

August 27, 2014



11.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in § 312.10 of 40 CFR 312 and I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Property. I have developed and performed all the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

A handwritten signature in blue ink that reads "J.P. Buckingham".

Mr. J.P. Buckingham, CPG
Vice President | Associate Geologist

August 27, 2014

Date



Phase I Environmental Site Assessment

609 May & 800 N. Larch Street, Lansing, Michigan

August 27, 2014



12.0 REFERENCES

American Society for Testing and Materials, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, Designation: E 1527-13, November 1, 2013.

Environmental Data Resources, Incorporated, "The EDR Radius Map Report with GeoCheck[®], 800 N. Larch Street, 609 May Street, Lansing, Michigan 48906," July 28, 2014.

Environmental Data Resources, Incorporated, "Certified Sanborn[®] Map Report, 800 N. Larch Street, 609 May Street, Lansing, Michigan 48906," July 29, 2014.

Environmental Data Resources, Incorporated, "The EDR-City Directory Image Report, 800 N. Larch Street, 609 May Street, Lansing, Michigan 48906," August 1, 2014.



FIGURES

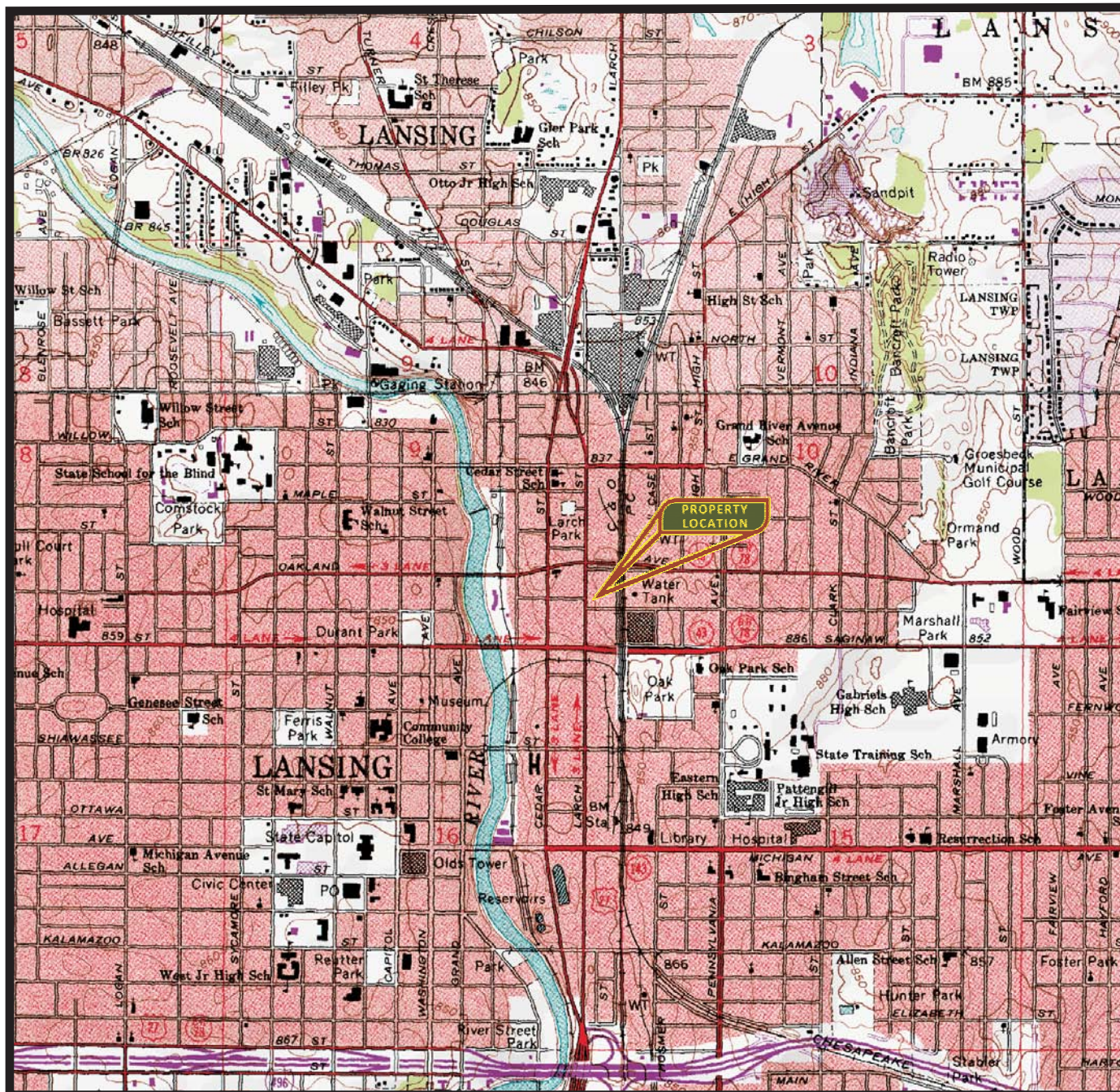


FIGURE 1
PROPERTY LOCATION

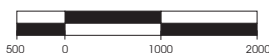
609 MAY STREET
LANSING, MICHIGAN 48906

EATON COUNTY
T 4 N, R 2 W, Section 9

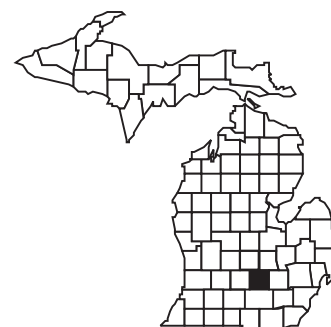
PROJECT NUMBER: 13-1286-12

ADAPTED FROM DELORME 3-D TOPOQUADS

TRI TERRA



1" = ~ 2,000'





TRI TERRA

FIGURE 2

PROPERTY ORIENTATION DIAGRAM

PROJECT NUMBER: 13-1286-12

**609 MAY STREET
LANSING, MICHIGAN 48906**

DIAGRAM CREATED BY: KRT

DATE: 08/04/2014

ATTACHMENT 1

PHOTOGRAPHS



PHOTO: 1 **DATE: 8/1/2014** **BY: A. Tiernan**
SUBJECT: View of the commercial Property, located at 800 N. Larch Street and 609 May Street in Lansing, Michigan.



PHOTO: 2 **DATE: 8/1/2014** **BY: A. Tiernan**
SUBJECT: View of the 800 N. Larch Street building, used as an office and storage for the used car sales operation.



PHOTO: 3 **DATE: 8/1/2014** **BY: A. Tiernan**
SUBJECT: View inside the south bay of the garage building, Ryan's Auto Care,
located at 609 May Street.



PHOTO: 4 **DATE: 8/1/2014** **BY: A. Tiernan**
SUBJECT: Storage of chemicals such as motor oil, antifreeze, and transmission
fluid in the garage building.



PHOTO: 5 **DATE: 8/1/2014** **BY: A. Tiernan**
SUBJECT: **Waste oil was collected in a 250-gallon AST located in the north bay of the garage. Some staining was observed around the AST.**



PHOTO: 6 **DATE: 8/1/2014** **BY: A. Tiernan**
SUBJECT: **Trench drains spanned the length of both garage bays. The floors gently sloped to the center of the garage.**



PHOTO: 7 **DATE: 8/1/2014** **BY: A. Tiernan**
SUBJECT: **View of the asphalt between the repair garage and sales office. Some cracking in the asphalt was observed.**



PHOTO: 8 **DATE: 8/1/2014** **BY: A. Tiernan**
SUBJECT: **View of the eastern parcel, formerly 617 May Street, facing south. The area without grass marks the location of a former residential dwelling.**



PHOTO: 9 **DATE: 8/1/2014** **BY: A. Tiernan**
SUBJECT: The north adjoining site previously operated as a car wash. The site was vacant at the time of the assessment.



PHOTO: 10 **DATE: 8/1/2014** **BY: A. Tiernan**
SUBJECT: A vacant field adjoins the Property to the east, separated by a row of vegetation.



PHOTO: 11 **DATE:** 8/1/2014 **BY:** A. Tiernan
SUBJECT: The south adjoining site, 736 N. Larch Street, was occupied by a used auto dealer, New Wheels Auto Sales.



PHOTO: 12 **DATE:** 8/1/2014 **BY:** A. Tiernan
SUBJECT: Two residential dwellings adjoin the Property to the west, across N. Larch Street.

ATTACHMENT 2

ASSESSING/BUILDING RECORDS

General Property Information

Ingham County

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Parcel: 33-01-01-09-478-075 Unit: CITY OF LANSING

Property Address [collapse]

609 MAY ST
LANSING, MI 48906

Owner Information [collapse]

Not Responsive

Unit: 33-01

Taxpayer Information [collapse]

SEE OWNER INFORMATION

General Information for Tax Year 2014 [collapse]

Property Class:	201 - COMM-IMP	Assessed Value:	\$39,200
School District:	33020 - LANSING	Taxable Value:	\$37,795
State Equalized Value:	\$39,200	Map #	AP-0032 -0064
TOP TEN	0	Date of Last Name Chg:	10/19/2005

Date Filed: 12/30/1997

Notes: N/A

Historical District: N/A Census Block Group: N/A

Principal Residence Exemption	June 1st	Final
2014	0.0000 %	-
2013	0.0000 %	0.0000 %

Previous Year Info	MBOR Assessed	Final S.E.V.	Final Taxable
2013	\$37,200	\$37,200	\$37,200
2012	\$37,600	\$37,600	\$36,654

Land Information [collapse]

	Frontage	Depth
Lot 1:	0.00 Ft.	0.00 Ft.
Lot 2:	0.00 Ft.	0.00 Ft.
Lot 3:	0.00 Ft.	0.00 Ft.
Total Frontage:	0.00 Ft.	Average Depth: 0.00 Ft.

Total Acreage: 0.10

Zoning Code:

Total Estimated Land Value: \$5,446

Land Improvements: \$0

Renaissance Zone: NO

Renaissance Zone Expiration Date:

ECF Neighborhood Code: W220

Mortgage Code:

Lot Dimensions/Comments: 66 X 66

Legal Information for 33-01-01-09-478-075 [collapse]

N 66 FT LOT 10 BLOCK 2 ASSESSORS PLAT NO 32 REC L 11 P 13

Sales Information

1 sale record(s) found.

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms Of Sale	Liber/ Page
<input type="checkbox"/> 04/21/1997	\$4,000.00	TR	DEHONEY JAMES R & WOODMAN LEON	LEIKMAN EDWARD L	UNKNOWN	

Note

CAPTIVE MARKET SALE

Building Information

1 building(s) found.

Description	Floor Area	Yr Built	Est. TCV
<input type="checkbox"/> Commercial/Industrial Building 1 - Garage, Service/Repair	2560 Sq. Ft.	1997	\$73,042

General Information

Floor Area:	2560 Sq. Ft.	Estimated TCV:	\$73,042
Occupancy:	Garage, Service/Repair	Class:	C
Stories Above Ground:	1	Average Story Height:	12
Basement Wall Height:	0		
Year Built:	1997	Year Remodeled:	0
Percent Complete:	100%	Heat:	Space Heaters, Gas with Fan
Physical Percent Good:	63%	Functional Percent Good:	100%
Economic Percent Good:	100%	Effective Age:	18 yrs.

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Image/ Sketch for Parcel: 33-01-01-09-478-075

Ingham County

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Caption: 5_15_02



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General Property Information

Ingham County

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Parcel: 33-01-01-09-478-061 Unit: CITY OF LANSING

Property Address [collapse]

800 N LARCH ST
LANSING, MI 48906

Owner Information [collapse]

Not Responsive

Unit: 33-01

Taxpayer Information [collapse]

SEE OWNER INFORMATION

General Information for Tax Year 2014 [collapse]

Property Class:	201 - COMM-IMP	Assessed Value:	\$29,300
School District:	33020 - LANSING	Taxable Value:	\$29,300
State Equalized Value:	\$29,300	Map #	AP-0032 -0063
TOP TEN	0	Date of Last Name Chg:	10/13/2005

Date Filed: 12/30/1997

Notes: N/A

Historical District: N/A Census Block Group: N/A

Principal Residence Exemption	June 1st	Final
2014	0.0000 %	-
2013	0.0000 %	0.0000 %

Previous Year Info	MBOR Assessed	Final S.E.V.	Final Taxable
2013	\$29,000	\$29,000	\$29,000
2012	\$29,200	\$29,200	\$29,200

Land Information [collapse]

	Frontage	Depth
Lot 1:	0.00 Ft.	0.00 Ft.
Lot 2:	0.00 Ft.	0.00 Ft.
Lot 3:	0.00 Ft.	0.00 Ft.
Total Frontage:	0.00 Ft.	Average Depth: 0.00 Ft.

Total Acreage: 0.30

Zoning Code: HLT IN

Total Estimated Land Value: \$33,874

Land Improvements: \$7,758

Renaissance Zone: NO

Renaissance Zone Expiration Date:

ECF Neighborhood Code: R220

Mortgage Code:

Lot Dimensions/Comments: 66X99, 74.3X84.75AV

Legal Information for 33-01-01-09-478-061 [collapse]

LOTS 8 & 9 BLOCK 2 ASSESSORS PLAT NO 32 REC L 11 P 13

Sales Information

1 sale record(s) found.

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms Of Sale	Liber/ Page
<input type="checkbox"/> 06/08/1994	\$65,000.00	WD	BUCHNER SHIRLEY A	LEIKAM EDWARD	L C	L2920/P176

Note

WD IN FULFILLMT OF LC 9/17/01

Building Information

1 building(s) found.

Description	Floor Area	Yr Built	Est. TCV
<input type="checkbox"/> Commercial/Industrial Building 1 - Store, Retail	358 Sq. Ft.	1958	\$16,983

General Information

Floor Area:	358 Sq. Ft.	Estimated TCV:	\$16,983
Occupancy:	Store, Retail	Class:	C
Stories Above Ground:	1	Average Story Height:	10
Basement Wall Height:	0		
Year Built:	1958	Year Remodeled:	1971
Percent Complete:	100%	Heat:	Forced Air Furnace
Physical Percent Good:	51%	Functional Percent Good:	95%
Economic Percent Good:	100%	Effective Age:	33 yrs.

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Image/ Sketch for Parcel: 33-01-01-09-478-061

Ingham County

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Caption: 800 N LARCH ST - 4_01



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Image/ Sketch for Parcel: 33-01-01-09-478-061

Ingham County

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Caption: 800 N LARCH ST2 - 4_01



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General Property Information

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Parcel: 33-01-01-09-478-071 Unit: CITY OF LANSING

Property Address [collapse]

MAY ST
LANSING, MI 48906

Owner Information [collapse]

Not Responsive

Unit: 33-01

Taxpayer Information [collapse]

SEE OWNER INFORMATION

General Information for Tax Year 2014 [collapse]

Property Class:	202 - COMM-VAC	Assessed Value:	\$2,100
School District:	33020 - LANSING	Taxable Value:	\$419
State Equalized Value:	\$2,100	Map #	AP-0032 -0065
TOP TEN	0	Date of Last Name Chg:	10/19/2005

Date Filed: 12/30/1997

Notes: N/A

Historical District: N/A Census Block Group: N/A

Principal Residence Exemption	June 1st	Final
2014	0.0000 %	-
2013	0.0000 %	0.0000 %

Previous Year Info	MBOR Assessed	Final S.E.V.	Final Taxable
2013	\$2,100	\$2,100	\$413
2012	\$2,100	\$2,100	\$404

Land Information [collapse]

	Frontage	Depth
Lot 1:	0.00 Ft.	0.00 Ft.
Lot 2:	0.00 Ft.	0.00 Ft.
Lot 3:	0.00 Ft.	0.00 Ft.
Total Frontage:	0.00 Ft.	Average Depth: 0.00 Ft.

Total Acreage:	0.08
Zoning Code:	H LT IN

Total Estimated Land Value:	\$4,215	Mortgage Code:	
Land Improvements:	\$0	Lot Dimensions/Comments:	44.78AV X 75.3
Renaissance Zone:	NO		
Renaissance Zone Expiration Date:			
ECF Neighborhood Code:	M220		

Legal Information for 33-01-01-09-478-071 [collapse]

LOT 10 EXC N 66 FT BLOCK 2 ASSESSORS PLAT NO 32 REC L 11 P 13

Sales Information

1 sale record(s) found.

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms Of Sale	Liber/ Page
 09/21/1997	\$4,500.00	WD	BUCHNER ALFRED E	LEIKAM EDWARD	UNKNOWN	2484/736

Note

CAPTIVE MARKET SALE

Building Information

0 building(s) found.

Description	Floor Area	Yr Built	Est. TCV
-------------	------------	----------	----------

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General Property Information

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Parcel: 33-01-01-09-478-081 Unit: CITY OF LANSING

Property Address [collapse]

MAY ST
LANSING, MI 48906

Owner Information [collapse]

Not Responsive

Unit: 33-01

Taxpayer Information [collapse]

SEE OWNER INFORMATION

General Information for Tax Year 2014 [collapse]

Property Class: 402 - RES-VAC Assessed Value: \$2,100
 School District: 33020 - LANSING Taxable Value: \$1,876
 State Equalized Value: \$2,100 Map #: AP-0032 -0066
 TOP TEN 0 Date of Last Name Chg: 11/07/2005

Date Filed: 01/01/1998

Notes: N/A

Historical District: N/A Census Block Group: N/A

Principal Residence Exemption June 1st Final
 2014 0.0000 % -
 2013 0.0000 % 0.0000 %

Previous Year Info	MBOR Assessed	Final S.E.V.	Final Taxable
2013	\$2,100	\$2,100	\$1,847
2012	\$2,079	\$2,100	\$1,804

Land Information [collapse]

Frontage Depth
 Lot 1: 35.00 Ft. 75.31 Ft.
 Lot 2: 0.00 Ft. 0.00 Ft.
 Lot 3: 0.00 Ft. 0.00 Ft.
 Total Frontage: 35.00 Ft. Average Depth: 75.31 Ft.

Total Acreage: 0.06

Zoning Code:

Total Estimated Land Value: \$4,262

Land Improvements: \$0

Renaissance Zone: NO

Renaissance Zone Expiration Date:

ECF Neighborhood Code: 31A

Mortgage Code:

Lot Dimensions/Comments:

Legal Information for 33-01-01-09-478-081 [collapse]

LOT 11 BLOCK 2 ASSESSORS PLAT NO 32 REC L 11 P 13

Sales Information

1 sale record(s) found.

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms Of Sale	Liber/ Page
02/26/2002	\$21,000.00	WD	SURLINE DANIEL F & HOLLEY S	LEIKAM EDWARD L	CASH	L296-P441

Building Information

1 building(s) found.

Description	Floor Area	Yr Built	Est. TCV
<input checked="" type="checkbox"/> Residential Building 1	0 Sq. Ft.	0	\$0

General Information

Floor Area:	0 Sq. Ft.	Estimated TCV:	\$0
Garage Area:	0 Sq. Ft.	Basement Area	0 Sq. Ft.
Foundation Size:	0 Sq. Ft.		
Year Built:	0	Year Remodeled:	0
Occupancy:	Single Family	Class:	C
		Tri-Level?:	NO
Percent Complete:	100%	Heat:	Forced Air w/ Ducts
AC w/ Separate Ducts:	NO	Wood Stove Add-on:	NO
Bedrooms:	0	Water:	
Style:	1 STY	Sewer:	

Area Detail - Basic Building Areas

Height	Foundation	Exterior	Area	Heated

Area Detail - Overhangs

Height	Exterior	Area	Included in Size for Rates

Basement Finish

Recreation:	0 Sq. Ft.	Recreation % Good:	0
Living Area:	0 Sq. Ft.	Living Area % Good:	0
Walk Out Doors:	0	No Concrete Floor Area:	0 Sq. Ft.

Plumbing Information

3-Fixture Baths:	1
------------------	---

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Image/ Sketch for Parcel: 33-01-01-09-478-081

Ingham County

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Caption: 3-18-03



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General Property Information

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Parcel: 33-01-01-09-478-093 Unit: CITY OF LANSING

Property Address [collapse]

MAY ST
LANSING, MI 48906

Owner Information [collapse]

ACCORD MANAGEMENT L L C
2408 LAKE LANSING RD
LANSING, MI 48912-3618

Unit: 33-01

Taxpayer Information [collapse]

SEE OWNER INFORMATION

General Information for Tax Year 2014 [collapse]

Property Class: 202 - COMM-VAC Assessed Value: \$10,300
 School District: 33020 - LANSING Taxable Value: \$10,300
 State Equalized Value: \$10,300 Map #: AP-0032 -0045
 TOP TEN 0 Date of Last Name Chg: 08/13/2007

Date Filed: 12/30/1997

Notes: N/A

Historical District: N/A Census Block Group: N/A

Principal Residence Exemption June 1st Final
 2014 0.0000 % -
 2013 0.0000 % 0.0000 %

Previous Year Info	MBOR Assessed	Final S.E.V.	Final Taxable
2013	\$10,300	\$10,300	\$10,300
2012	\$10,300	\$10,300	\$10,300

Land Information [collapse]

Frontage Depth
 Lot 1: 0.00 Ft. 0.00 Ft.
 Lot 2: 0.00 Ft. 0.00 Ft.
 Lot 3: 0.00 Ft. 0.00 Ft.
 Total Frontage: 0.00 Ft. Average Depth: 0.00 Ft.

Total Acreage: 0.13
 Zoning Code: I HWY




Total Estimated Land Value: \$20,646 Mortgage Code:
 Land Improvements: \$0 Lot Dimensions/Comments: 40.46 X 141.75
 Renaissance Zone: NO
 Renaissance Zone Expiration Date:
 ECF Neighborhood Code: M220

Legal Information for 33-01-01-09-478-093 [collapse]

LOT 12 EXC N 198 FT BLOCK 2 ASSESSORS PLAT NO 32

Sales Information

3 sale record(s) found.

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms Of Sale	Liber/ Page
 05/17/2007	\$0.00	QC	GALLAGHER INVESTMENTS L L C	ACCORD MANAGEMENT L L C	CASH/CONV-NOT USED	3268-P1023
Note						
ENTITY W/ AN ENTITY-NO DEED						
 03/24/2005	\$260,000.00	LC	GALLAGHER INVESTMENTS L L C	SINGH N & KAUR G & BABA LAKHI SHAH	CASH	L3160-P157
Note						
1-ADDL PARCEL SEE -053						
 09/30/2002	\$225,000.00	WD	BIRMAN DONALD A	GALLAGHER INVESTMENTS	CASH/CONV-NOT USED	L2994-P774
Note						
2 PARCELS - SEE 053						

Building Information

0 building(s) found.

Description	Floor Area	Yr Built	Est. TCV
-------------	------------	----------	----------

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Image/ Sketch for Parcel: 33-01-01-09-478-093

Ingham County

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Caption: 8_26_10



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ATTACHMENT 3

USER PROVIDED INFORMATION

**Phase I Environmental Assessment****User Questionnaire**

This questionnaire outlines the user responsibilities discussed within the American Society of Testing & Materials (ASTM) Method E 1527-13 "Standard Practice for Conducting Environmental Site Assessments: Phase I Environmental Site Assessment Process." In order to qualify for the Landowner Liability Protections (LLPs) offered by the Business Liability Relief and Brownfields Revitalization Act of 2001, the user must provide the following information (if available) to Triterra. Failure to do provide this information could result in a determination that "all appropriate inquiry" is not complete.

Please complete this questionnaire to the best of your ability. Should you have questions while completing this questionnaire, please contact Triterra at (517) 702-0470.

Reason for Conducting Phase I ESA:

What is the reason for conducting this Phase I ESA? (Please mark all that apply)

Purchase ☒ Sale ☐ Financing ☐ Qualify for Landowner Liability Protections ☐

Qualify for Government Regulated Program ☐ Other ☐

Contact Information:

Current Property Owner:

Not Responsive

Purchasing Entity or Purchaser(s):

Name: Ryan's Auto Care I Address: 609 May St

City Lansing State: mi Zip code: 48906 Phone # Not Responsive

Lender, if applicable:

Name: msufcu Address: _____

City Lansing State: mi Zip code: _____ Phone # 333-2222

Who should the report be addressed to, if different from Purchasing Entity/Purchaser?

Name: _____ Address: _____

City _____ State: _____ Zip code: _____ Phone # _____

Property Information

Property Address: 609 May St City: Lansing

State: mi Zip Code: 48906 Acreage: _____

Number of Buildings: 2 Square Foot per Building: 2400 300

Property Identification Number (PIN) _____

Legal Description Yes _____ No _____ Copies Sent? _____

Survey/Site Map Yes _____ No _____ Copies Sent? _____

What is the Current Use of the Property? Auto Repair

What is the Intended Use of Property? Auto Repair

What are the Past Uses of Property? house, gas station, car lot, Auto repair

Previous Environmental Reports? Yes _____ No _____ Copies Sent? _____

User Questions

Do you have any knowledge of environmental liens against the property that are filed or recorded under federal, tribal, state or local law? No X Yes _____ If yes, explain:

Are there title records readily available for the Property? No X Yes _____
Copies Sent? _____ If no, please attach.

Do you have knowledge of any activity or land use limitations (such as land use restrictions, engineering or institutional controls) that are in place on the property or that have been recorded in a registry under federal, tribal, state or local law? No X Yes _____ If yes, explain:

Do you have specialized knowledge or experience related to the property or nearby properties?

For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business? No _____ Yes X If yes, explain:

Auto repair

Does the purchase price of the property reasonably reflect the fair market value of the property?

No X Yes _____ If no, is lower purchase price due to known or perceived contamination?

no

Do you have knowledge of any Recognized Environmental Conditions (RECs) associated with the Property? The term REC means the presence, likely presence, or potential for release of hazardous substances or petroleum products released to the environment on or near the property.

No X Yes _____ If yes, explain:

To the best of your knowledge, are there currently or have there been Underground Storage Tanks (USTs) located on the Property? No _____ Yes X If yes, explain:

Fuel tanks

To the best of your knowledge, are there currently or have there been Hazardous Substances used or stored on the Property? No X Yes X If yes, explain:

cleaners, oil, chemicals

To the best of your knowledge, are you aware of any spills of other chemical releases that have taken place at the Property? No X Yes _____ If yes, explain:

To the best of your knowledge, do you know of any environmental cleanups that have taken place at the Property? No X Yes _____ If yes, explain:

To the best of your knowledge, are you aware of any obvious indications of contamination at the Property? No X Yes _____ If yes, explain:

To the best of your knowledge, have any of the adjacent properties had any environmental issues?

No X Yes _____ If yes, explain:

Who provides water to the Property? BWL Private Well? NO

Who provides sewer services to the Property? BWL Private Septic? NO

Signature


Signature of User: MA

Date: 8-28-14

Affiliation with the Property: run repair shop Years Affiliated with Property 9

ATTACHMENT 4

ENVIRONMENTAL RECORDS



800 N. Larch
609 May Street
Lansing, MI 48906

Inquiry Number: 4019887.2s
July 28, 2014

EDR Summary Radius Map Report

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

609 MAY STREET
LANSING, MI 48906

COORDINATES

Latitude (North):	42.7425000 - 42° 44' 33.00"
Longitude (West):	84.5440000 - 84° 32' 38.40"
Universal Transverse Mercator:	Zone 16
UTM X (Meters):	701029.0
UTM Y (Meters):	4734931.0
Elevation:	839 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property:	TP
Source:	USGS 7.5 min quad index
Target Property:	N
Source:	USGS 7.5 min quad index

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20120626, 20120619
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
609 MAY STREET
LANSING, MI 48906

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft.) DIRECTION
A1		609 MAY ST	EDR US Hist Auto Stat		TP
A2	RYANS AUTO CARE LLC	609 MAY ST	MI WDS		TP
A3	RYANS AUTO CARE LLC	609 MAY ST	RCRA-CESQG		TP
A4	RYANS AUTO CARE LLC	609 MAY ST	FINDS		TP
Reg	CONESTOGA-ROVERS & A	1332-1404 N LARCH ST	NPL, CERCLIS, RCRA-LQG, FINDS	Same	1825, North
5		800 N LARCH ST	EDR US Hist Auto Stat	Higher	173, WNW
6		724 N LARCH ST	EDR US Hist Auto Stat	Lower	314, SSW
7		709 N LARCH ST	EDR US Hist Auto Stat	Lower	519, SSW
B8	700, 704-708 EAST OA	700, 704-708 EAST OA	MI BEA	Lower	525, NNE
B9		700-704 EAST OAKLAND	MI INVENTORY	Lower	525, NNE
B10	702 EAST OAKLAND LLC	702 E OAKLAND AVE	RCRA NonGen / NLR	Lower	526, NNE
B11	FORMER LANSING PATTE	702 E OAKLAND	MI INVENTORY, MI LUST, MI UST, MI WDS	Lower	526, NNE
B12	K AND M INDUSTRIES	704 E OAKLAND ST	RCRA NonGen / NLR, FINDS	Lower	529, NNE
B13	OAKLAND STREET PLANT	705 E OAKLAND	MI LUST, MI UST, MI WDS	Lower	534, NNE
B14	DEMME CORP	705 E OAKLAND AVE	RCRA-CESQG, FINDS	Lower	534, NNE
15	RIVERFRONT SUNOCO	709 N LARCH ST	MI UST	Lower	621, SSW
C16	LANSING AUTO CONNECT	611 E SAGINAW ST	RCRA NonGen / NLR	Lower	625, South
C17	608 WEST SAGINAW STR	608 WEST SAGINAW STR	MI INVENTORY	Lower	634, South
C18	608 WEST SAGINAW STR	608 WEST SAGINAW STR	MI BEA	Lower	634, South
19	CRYSTAL CLEAN AUTO W	728 N CEDAR ST	RCRA NonGen / NLR	Lower	778, WSW
D20	QUALITY FIRE EQUIPME	624 N LARCH ST	MI LUST, MI UST	Lower	780, SSW
E21	725-735 E. SAGINAW S	725-735 E. SAGINAW S	MI BEA	Lower	784, SE
E22	PRUDDEN BUSINESS CEN	725 E SAGINAW	MI INVENTORY, MI LUST, MI UST	Lower	784, SE
23		1007 N LARCH ST	EDR US Hist Cleaners	Lower	801, NNW
D24		619 N LARCH ST	EDR US Hist Auto Stat	Lower	807, SSW
D25		610 N LARCH ST	EDR US Hist Auto Stat	Lower	832, South
26	QUALITY DAIRY CO #20	500 E SAGINAW ST	MI UST	Lower	869, SW
F27	707 PRUDDEN STREET	707 PRUDDEN STREET	MI BEA	Higher	908, SE
28		602 N LARCH ST	EDR US Hist Auto Stat	Lower	913, South
F29	707 PRUDDEN STREET	707 PRUDDEN STREET	MI INVENTORY	Higher	959, SE
G30	05FEX	427 OAKLAND & CEDAR	MI INVENTORY, MI LUST, MI UST	Higher	1060, WNW
31	AUTOZONE INC	610 N CEDAR STREET	RCRA-CESQG	Lower	1124, SW
32	400-420 EAST SAGINAW	400-420 EAST SAGINAW	MI BEA	Lower	1128, SW
G33	LANSING ICE & FUEL C	911 CENTER ST	MI UST, MI AST	Lower	1169, WNW
34		560 N LARCH ST	EDR US Hist Auto Stat	Higher	1175, South
H35		711 CENTER ST	EDR US Hist Cleaners	Lower	1187, WSW
H36	LANSING ICE & FUEL C	711 CENTER ST	MI AST	Lower	1187, WSW
H37	400-420 EAST SAGINAW	400-420 EAST SAGINAW	MI INVENTORY	Lower	1210, WSW
38	D B & H	943 CENTER ST	MI UST	Lower	1248, WNW

MAPPED SITES SUMMARY

Target Property Address:
609 MAY STREET
LANSING, MI 48906

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft.) DIRECTION
39	BARKER-FOWLER ELECTR	515 N LARCH ST	MI LUST	Higher	1398, South
40	TEXACO REFINING & MA	901 LARCH & OAKLAND	MI INVENTORY, MI LUST	Higher	1442, ENE
I41	708 EAST GRAND RIVER	708 EAST GRAND RAIVE	MI BEA	Higher	1478, NNE
I42	WOHLERT CORP	708 E GRAND RIV	RCRA NonGen / NLR, FINDS, MI SHWS, MI INVENTORY,...	Higher	1478, NNE
No				Not	
No				Not	
K45	QUICK LUBE INC	631 N PENNSYLVANIA A	MI INVENTORY, MI LUST, MI WDS	Higher	1672, ESE
K46	631 NORTH PENNSYLVAN	631 NORTH PENNSYLVAN	MI BEA	Higher	1672, ESE
L47	1127 NORTH CEDAR STR	1127 NORTH CEDAR STR	MI INVENTORY	Higher	1700, NNW
L48	1127 NORTH CEDAR STR	1127 NORTH CEDAR STR	MI BEA	Higher	1700, NNW
L49	1127 NORTH CEDAR STR	1127 NORTH CEDAR STR	US BROWNFIELDS	Higher	1700, NNW
M50	611 EAST GRAND RIVER	611 EAST GRAND RIVER	MI INVENTORY	Lower	1788, North
M51	610 EAST GRAND RIVER	610 EAST GRAND RIVER	MI INVENTORY	Lower	1791, North
M52	610 EAST GRAND RIVER	610 EAST GRAND RIVER	MI BEA	Lower	1791, North
M53	SCHULTZ, SNYDER & ST	610 E GRAND RIVER AV	MI INVENTORY, MI LUST	Lower	1791, North
54	CAPITAL CITY AUTO SA	1002 E SAGINAW ST	MI INVENTORY, MI LUST, MI UST, MI WDS	Higher	1794, ESE
M55	1200 NORTH LARCH STR	1200 NORTH LARCH STR	MI INVENTORY	Lower	1807, North
M56	FORMER HICKOCK OIL	1201 N LARCH ST	MI INVENTORY, MI LUST	Lower	1807, North
57	FREIDLAND INDUSTRIES	405 EAST MAPLE	MI SWRCY, MI NPDES	Lower	1813, NW
M58	FORMER BORON OIL	1200 N LARCH ST	MI INVENTORY, MI LUST, MI UST, MI BEA, MI WDS	Lower	1826, North
N59	708 EAST GRAND RIVER	708 EAST GRAND RIVER	MI INVENTORY	Higher	1829, NNE
N60	708 EAST GRAND RIVER	708 EAST GRAND RAIVE	MI INVENTORY	Higher	1829, NNE
61	527 EAST GRAND RIVER	527 EAST GRAND RIVER	MI INVENTORY	Higher	1875, NNW
O62	401 NORTH LARCH STRE	401 NORTH LARCH STRE	MI DEL SHWS, MI BEA	Higher	1896, South
O63	401 NORTH LARCH STRE	401 NORTH LARCH STRE	MI INVENTORY	Higher	1896, South
O64	HENRYS CARB & ELECTR	401 N LARCH ST	MI INVENTORY, MI LUST, MI UST, MI WDS	Higher	1896, South
P65	LEGATUS PROPERTIES,	631 NORTH PENNSYLVAN	MI BEA	Higher	1898, ESE
P66	631 NORTH PENNSYLVAN	631 NORTH PENNSYLVAN	MI INVENTORY	Higher	1898, ESE
P67	LEGATUS PROPERTIES,	631 NORTH PENNSYLVAN	MI INVENTORY	Higher	1898, ESE
Q68	SPEEDWAY #8793	1201 N CEDAR ST	MI INVENTORY, MI LUST, MI UST, MI SPILLS, MI WDS	Higher	1927, NNW
Q69	SPEEDWAY #8793	1201 NORTH CEDAR STR	MI AUL	Higher	1927, NNW
70	IBK PROPERTY	1035 E SAGINAW ST	MI LUST, MI UST, MI WDS	Higher	1930, ESE
71	703 E. SHIAWASSEE	703 E. SHIAWASSEE	MI BEA	Higher	1954, South
R72	717 EAST SHIAWASSEE	717 EAST SHIAWASSEE	MI INVENTORY	Higher	1980, SSE
R73	CITY OF LANSING-OAK	717 E SHIAWASSEE	MI LUST, MI UST, MI WDS	Higher	1980, SSE
R74	717 EAST SHIAWASSEE	717 EAST SHIAWASSEE	MI BEA	Higher	1980, SSE
S75	518 EAST SHIAWASSEE	518 EAST SHIAWASSEE	MI INVENTORY	Higher	2005, SSW
S76	518 EAST SHIAWASSEE	518 EAST SHIAWASSEE	MI BEA	Higher	2005, SSW
S77	507 EAST SHIAWASSEE	507 EAST SHIAWASSEE	MI BEA	Higher	2013, SSW

MAPPED SITES SUMMARY

Target Property Address:
609 MAY STREET
LANSING, MI 48906

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft.) DIRECTION
S78	LANSING CITY MARKET	333 N. CEDAR 420 E.	MI INVENTORY	Higher	2104, SSW
T79	902 EAST GRAND RIVER	902 EAST GRAND RIVER	MI BEA	Higher	2123, NNE
T80	902 EAST GRAND RIVER	902 EAST GRAND RIVER	MI INVENTORY	Higher	2123, NNE
U81	1213 CENTER STREET	1213 CENTER STREET	MI INVENTORY	Higher	2152, NNW
U82	FORMER DARD PROPERTY	1213 CENTER ST	MI INVENTORY, MI LUST, MI UST, MI BEA	Higher	2152, NNW
U83	FORMER DARD BUILDING	1213 CENTER STREET	MI INVENTORY	Higher	2152, NNW
U84	FORMER DARD BUILDING	1213 CENTER STREET	US BROWNFIELDS	Higher	2152, NNW
V85	420 E SHIAWASSEE ST	420 E SHIAWASSEE ST	MI INVENTORY	Lower	2159, SSW
V86	420 E SHIAWASSEE ST	420 E SHIAWASSEE ST	MI BEA	Lower	2159, SSW
W87	SLOANE HEATING	1117 MAY ST	MI LUST, MI UST	Higher	2232, East
88	WAREHOUSES EAST OF P	1110-1206 E OAKLAND	MI LUST, MI UST	Higher	2237, East
89	313 EAST GRAND RIVER	313 EAST GRAND RIVER	MI INVENTORY	Lower	2239, NW
90	WILSONS HEATING & AI	325 N LARCH ST	MI INVENTORY, MI LUST	Higher	2244, South
91	BOYS TRAINING SCHOOL	EAST SAGINAW STREET	MI INVENTORY	Higher	2255, WSW
V92	SHIAWASSEE STREET BR	SHIAWASSEE ST	MI INVENTORY, MI LUST, MI UST	Lower	2262, SSW
W93	C B INDUSTRIES INC	1133 MAY ST	MI LUST, MI BEA, MI WDS	Higher	2283, East
X94	RACE ST. MILL WATERF		MI INVENTORY	Lower	2387, NW
Y95	428 LIBERTY STREET	428 LIBERTY STREET	MI BEA	Higher	2404, NNW
Y96	422 LIBERTY STREET	422 LIBERTY STREET	MI BEA	Higher	2410, NNW
Y97	422 LIBERTY STREET	422 LIBERTY STREET	MI INVENTORY	Higher	2410, NNW
98	CITY OF LANSING - CE	312 N CEDAR ST	MI LUST, MI UST, MI WDS	Higher	2431, SSW
X99	RIVERFRONT PLACE	GRAND RIVER	MI INVENTORY	Lower	2463, NW
X100	OLD TOWN EXTENSION		MI INVENTORY	Lower	2465, NW
101	SLOANE INC	1206 MAY ST	MI LUST, MI UST	Higher	2519, East
102	201 EAST GRAND RIVER	201 EAST GRAND RIVER	MI INVENTORY	Lower	2549, NW
Z103	THE SABOURY BUILDING	1113-1119 NORTH WASH	US BROWNFIELDS	Lower	2586, WNW
Z104	AVISO	1118 N WASHINGTON	MI LUST	Lower	2591, WNW
105	805 VINE STREET	805 VINE STREET	MI BEA	Higher	2610, SSE
106	BARRELS, INC.	1404 N. LARCH STREET	MI SHWS, MI INVENTORY, MI BROWNFIELDS	Higher	2727, North
107	1301 TURNER STREET	1301 TURNER STREET	MI SHWS, MI INVENTORY, MI BEA	Higher	2827, NNW
No				Not	
109	LANSING BASEBALL STA	505 EAST MICHIGAN	MI SHWS, MI DEL SHWS	Higher	3167, South
AA110	FORMER LANSING FUEL	225 NORTH GRAND AVEN	MI SHWS, MI INVENTORY	Lower	3267, SSW
111	LANSING GAS LIGHT CO	SEC WASHINGTON AND I	EDR MGP	Lower	3307, SW
112	GENERAL MOTORS CORPO	1600 N LARCH ST	RCRA-TSDF, CERC-NFRAP, CORRACTS, RCRA-LQG, FINDS,	Higher	3343, North
No			Not Responsive	Not	
AA114	LBWL, OTTAWA STATION	209 OTTAWA STREET	MI SHWS, MI INVENTORY, MI AUL, MI AIRS	Lower	3352, SSW
No			Not Responsive	Not	
116	LANSING CENTER EAST	333 E MICHIGAN AVE	MI SHWS, MI INVENTORY, MI LUST, MI UST, MI...	Lower	3488, SSW

MAPPED SITES SUMMARY

Target Property Address:
609 MAY STREET
LANSING, MI 48906

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft.) DIRECTION
117	BWL-DYE WATER CONDIT	149 S. CEDAR	MI SHWS, MI INVENTORY	Higher	3498, South
118	SE CORNER MICHIGAN/P	SE CORNER MICHIGAN/P	MI SHWS, MI INVENTORY	Higher	3796, SSE
119	ACCIDENT FUND OF MIC	232 SOUTH CAPITAL AV	MI SHWS, MI INVENTORY	Higher	4596, SW
No				Not	
AB121	LANSING FUEL AND GAS	530 W. WILLOW STREET	EDR MGP	Lower	4757, WNW
AB122	LANSING SERVICE CENT	530 W WILLOW ST	MI SHWS, MI INVENTORY, MI LUST, MI UST, MI WDS	Lower	4757, WNW
123	ENVIRONMENTAL SCIENC	735 SAGINAW ST	MI SHWS, MI INVENTORY, MI WDS	Higher	4909, West

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 7 of the attached EDR Radius Map report:

Site	Database(s)	EPA ID
609 MAY ST 609 MAY ST LANSING, MI 48906	EDR US Hist Auto Stat	N/A
RYANS AUTO CARE LLC 609 MAY ST LANSING, MI 48906	MI WDS	N/A
RYANS AUTO CARE LLC 609 MAY ST LANSING, MI 48906	RCRA-CESQG	MIK756771614
RYANS AUTO CARE LLC 609 MAY ST LANSING, MI	FINDS	N/A

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: A review of the NPL list, as provided by EDR, and dated 10/25/2013 has revealed that there is 1 NPL site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>CONESTOGA-ROVERS & A</i>	<i>1332-1404 N LARCH ST</i>	<i>N 1/4 - 1/2 (0.346 mi.)</i>	<i>0</i>	<i>7</i>

EXECUTIVE SUMMARY

Federal CERCLIS list

CERCLIS: A review of the CERCLIS list, as provided by EDR, and dated 10/25/2013 has revealed that there is 1 CERCLIS site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CONESTOGA-ROVERS & A	1332-1404 N LARCH ST	N 1/4 - 1/2 (0.346 mi.)	0	7

Federal CERCLIS NFRAP site List

CERC-NFRAP: A review of the CERC-NFRAP list, as provided by EDR, and dated 10/25/2013 has revealed that there is 1 CERC-NFRAP site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not Responsive				

Federal RCRA CORRACTS facilities list

CORRACTS: A review of the CORRACTS list, as provided by EDR, and dated 03/11/2014 has revealed that there is 1 CORRACTS site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
GENERAL MOTORS CORPO	1600 N LARCH ST	N 1/2 - 1 (0.633 mi.)	112	31

Federal RCRA generators list

RCRA-CESQG: A review of the RCRA-CESQG list, as provided by EDR, and dated 03/11/2014 has revealed that there are 2 RCRA-CESQG sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
DEMME CORP	705 E OAKLAND AVE	NNE 0 - 1/8 (0.101 mi.)	B14	10
AUTOZONE INC	610 N CEDAR STREET	SW 1/8 - 1/4 (0.213 mi.)	31	13

State- and tribal - equivalent CERCLIS

MI SHWS: A review of the MI SHWS list, as provided by EDR, and dated 10/01/2013 has revealed that there are 17 MI SHWS sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
WOHLERT CORP	708 E GRAND RIV	NNE 1/4 - 1/2 (0.280 mi.)	I42	15
Facility Status: Interim Response conducted - No further activities anticipated				

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not Responsive				
Not Responsive				
BARRELS, INC. Facility Status: Interim Response conducted	1404 N. LARCH STREET	N 1/2 - 1 (0.516 mi.)	106	30
1301 TURNER STREET Facility Status: Inactive - no actions taken to address contamination	1301 TURNER STREET	NNW 1/2 - 1 (0.535 mi.)	107	30
Not Responsive				
Not Responsive				
LANSING BASEBALL STA Facility Status: Delisted - no longer meets criteria specified in rules	505 EAST MICHIGAN	S 1/2 - 1 (0.600 mi.)	109	30
Not Responsive				
BWL-DYE WATER CONDIT Facility Status: Interim Response in progress	149 S. CEDAR	S 1/2 - 1 (0.663 mi.)	117	33
SE CORNER MICHIGAN/P Facility Status: Inactive - no actions taken to address contamination	SE CORNER MICHIGAN/P	SSE 1/2 - 1 (0.719 mi.)	118	33
ACCIDENT FUND OF MIC Facility Status: Inactive - no actions taken to address contamination	232 SOUTH CAPITAL AV	SW 1/2 - 1 (0.870 mi.)	119	33
ENVIRONMENTAL SCIENC Facility Status: Remedial Action in Progress (may incl. use restrictions, O&M and/or monitoring)	735 SAGINAW ST	W 1/2 - 1 (0.930 mi.)	123	34
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
FORMER LANSING FUEL Facility Status: Inactive - no actions taken to address contamination	225 NORTH GRAND AVEN	SSW 1/2 - 1 (0.619 mi.)	AA110	31
LBWL, OTTAWA STATION Facility Status: Remedial Action in Progress (may incl. use restrictions, O&M and/or monitoring)	209 OTTAWA STREET	SSW 1/2 - 1 (0.635 mi.)	AA114	32
LANSING CENTER EAST Facility Status: Interim Response conducted - No further activities anticipated	333 E MICHIGAN AVE	SSW 1/2 - 1 (0.661 mi.)	116	32
Not Responsive				
LANSING SERVICE CENT Facility Status: Evaluation in progress	530 W WILLOW ST	WNW 1/2 - 1 (0.901 mi.)	AB122	34

State and tribal leaking storage tank lists

MI LUST: A review of the MI LUST list, as provided by EDR, and dated 05/05/2014 has revealed that there are 26 MI LUST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
05FEX Facility Status: Open	427 OAKLAND & CEDAR	WNW 1/8 - 1/4 (0.201 mi.)	G30	13
BARKER-FOWLER ELECTR Facility Status: Closed	515 N LARCH ST	S 1/4 - 1/2 (0.265 mi.)	39	15

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
TEXACO REFINING & MA Facility Status: Open	901 LARCH & OAKLAND	ENE 1/4 - 1/2 (0.273 mi.)	40	15
WOHLERT CORP Facility Status: Open	708 E GRAND RIV	NNE 1/4 - 1/2 (0.280 mi.)	I42	15
QUICK LUBE INC Facility Status: Open	631 N PENNSYLVANIA A	ESE 1/4 - 1/2 (0.317 mi.)	K45	16
CAPITAL CITY AUTO SA Facility Status: Open	1002 E SAGINAW ST	ESE 1/4 - 1/2 (0.340 mi.)	54	18
HENRYS CARB & ELECTR Facility Status: Open	401 N LARCH ST	S 1/4 - 1/2 (0.359 mi.)	O64	20
SPEEDWAY #8793 Facility Status: Open	1201 N CEDAR ST	NNW 1/4 - 1/2 (0.365 mi.)	Q68	21
IBK PROPERTY Facility Status: Closed	1035 E SAGINAW ST	ESE 1/4 - 1/2 (0.366 mi.)	70	22
CITY OF LANSING-OAK Facility Status: Closed	717 E SHIAWASSEE	SSE 1/4 - 1/2 (0.375 mi.)	R73	23
FORMER DARD PROPERTY Facility Status: Open	1213 CENTER ST	NNW 1/4 - 1/2 (0.408 mi.)	U82	24
SLOANE HEATING Facility Status: Closed	1117 MAY ST	E 1/4 - 1/2 (0.423 mi.)	W87	25
WAREHOUSES EAST OF P Facility Status: Closed	1110-1206 E OAKLAND	E 1/4 - 1/2 (0.424 mi.)	88	26
WILSONS HEATING & AI Facility Status: Open	325 N LARCH ST	S 1/4 - 1/2 (0.425 mi.)	90	26
C B INDUSTRIES INC Facility Status: Closed	1133 MAY ST	E 1/4 - 1/2 (0.432 mi.)	W93	27
CITY OF LANSING - CE Facility Status: Closed	312 N CEDAR ST	SSW 1/4 - 1/2 (0.460 mi.)	98	28
SLOANE INC Facility Status: Closed	1206 MAY ST	E 1/4 - 1/2 (0.477 mi.)	101	29
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
FORMER LANSING PATTE Facility Status: Open	702 E OAKLAND	NNE 0 - 1/8 (0.100 mi.)	B11	9
OAKLAND STREET PLANT Facility Status: Closed	705 E OAKLAND	NNE 0 - 1/8 (0.101 mi.)	B13	9
QUALITY FIRE EQUIPME Facility Status: Closed	624 N LARCH ST	SSW 1/8 - 1/4 (0.148 mi.)	D20	11
PRUDDEN BUSINESS CEN Facility Status: Open	725 E SAGINAW	SE 1/8 - 1/4 (0.148 mi.)	E22	11
SCHULTZ, SNYDER & ST Facility Status: Open	610 E GRAND RIVER AV	N 1/4 - 1/2 (0.339 mi.)	M53	18
FORMER HICKOCK OIL Facility Status: Open	1201 N LARCH ST	N 1/4 - 1/2 (0.342 mi.)	M56	19
FORMER BORON OIL Facility Status: Open	1200 N LARCH ST	N 1/4 - 1/2 (0.346 mi.)	M58	19

EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SHIAWASSEE STREET BR Facility Status: Closed Facility Status: Open	SHIAWASSEE ST	SSW 1/4 - 1/2 (0.428 mi.)	V92	27
AVISO Facility Status: Closed	1118 N WASHINGTON	WNW 1/4 - 1/2 (0.491 mi.)	Z104	29

State and tribal registered storage tank lists

MI UST: A review of the MI UST list, as provided by EDR, and dated 05/05/2014 has revealed that there are 9 MI UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
05FEX	427 OAKLAND & CEDAR	WNW 1/8 - 1/4 (0.201 mi.)	G30	13
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
FORMER LANSING PATTE	702 E OAKLAND	NNE 0 - 1/8 (0.100 mi.)	B11	9
OAKLAND STREET PLANT	705 E OAKLAND	NNE 0 - 1/8 (0.101 mi.)	B13	9
RIVERFRONT SUNOCO	709 N LARCH ST	SSW 0 - 1/8 (0.118 mi.)	15	10
QUALITY FIRE EQUIPME	624 N LARCH ST	SSW 1/8 - 1/4 (0.148 mi.)	D20	11
PRUDDEN BUSINESS CEN	725 E SAGINAW	SE 1/8 - 1/4 (0.148 mi.)	E22	11
QUALITY DAIRY CO #20	500 E SAGINAW ST	SW 1/8 - 1/4 (0.165 mi.)	26	12
LANSING ICE & FUEL C	911 CENTER ST	WNW 1/8 - 1/4 (0.221 mi.)	G33	14
D B & H	943 CENTER ST	WNW 1/8 - 1/4 (0.236 mi.)	38	15

MI AST: A review of the MI AST list, as provided by EDR, and dated 05/27/2014 has revealed that there are 2 MI AST sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
LANSING ICE & FUEL C	911 CENTER ST	WNW 1/8 - 1/4 (0.221 mi.)	G33	14
LANSING ICE & FUEL C	711 CENTER ST	WSW 1/8 - 1/4 (0.225 mi.)	H36	14

State and tribal institutional control / engineering control registries

MI AUL: A review of the MI AUL list, as provided by EDR, and dated 03/04/2014 has revealed that there is 1 MI AUL site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SPEEDWAY #8793	1201 NORTH CEDAR STR	NNW 1/4 - 1/2 (0.365 mi.)	Q69	22

EXECUTIVE SUMMARY

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A review of the US BROWNFIELDS list, as provided by EDR, and dated 03/20/2014 has revealed that there are 3 US BROWNFIELDS sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
1127 NORTH CEDAR STR FORMER DARD BUILDING	1127 NORTH CEDAR STR 1213 CENTER STREET	NNW 1/4 - 1/2 (0.322 mi.) NNW 1/4 - 1/2 (0.408 mi.)	L49 U84	17 25
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
THE SABOURY BUILDING	1113-1119 NORTH WASH	WNW 1/4 - 1/2 (0.490 mi.)	Z103	29

Local Lists of Landfill / Solid Waste Disposal Sites

MI SWRCY: A review of the MI SWRCY list, as provided by EDR, and dated 06/18/2014 has revealed that there is 1 MI SWRCY site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
FREIDLAND INDUSTRIES	405 EAST MAPLE	NW 1/4 - 1/2 (0.343 mi.)	57	19

Local Lists of Hazardous waste / Contaminated Sites

MI INVENTORY: A review of the MI INVENTORY list, as provided by EDR, and dated 04/28/2014 has revealed that there are 44 MI INVENTORY sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
707 PRUDDEN STREET	707 PRUDDEN STREET	SE 1/8 - 1/4 (0.182 mi.)	F29	13
05FEX	427 OAKLAND & CEDAR	WNW 1/8 - 1/4 (0.201 mi.)	G30	13
TEXACO REFINING & MA	901 LARCH & OAKLAND	ENE 1/4 - 1/2 (0.273 mi.)	40	15
WOHLERT CORP	708 E GRAND RIV	NNE 1/4 - 1/2 (0.280 mi.)	I42	15
Not Responsive		Not Responsive		
QUICK LUBE INC	631 N PENNSYLVANIA A	ESE 1/4 - 1/2 (0.317 mi.)	K45	16
1127 NORTH CEDAR STR	1127 NORTH CEDAR STR	NNW 1/4 - 1/2 (0.322 mi.)	L47	17
CAPITAL CITY AUTO SA	1002 E SAGINAW ST	ESE 1/4 - 1/2 (0.340 mi.)	54	18
708 EAST GRAND RIVER	708 EAST GRAND RIVER	NNE 1/4 - 1/2 (0.346 mi.)	N59	19
708 EAST GRAND RIVER	708 EAST GRAND RAIVE	NNE 1/4 - 1/2 (0.346 mi.)	N60	20
527 EAST GRAND RIVER	527 EAST GRAND RIVER	NNW 1/4 - 1/2 (0.355 mi.)	61	20
401 NORTH LARCH STRE	401 NORTH LARCH STRE	S 1/4 - 1/2 (0.359 mi.)	O63	20
HENRYS CARB & ELECTR	401 N LARCH ST	S 1/4 - 1/2 (0.359 mi.)	O64	20
631 NORTH PENNSYLVAN	631 NORTH PENNSYLVAN	ESE 1/4 - 1/2 (0.359 mi.)	P66	21
LEGATUS PROPERTIES,	631 NORTH PENNSYLVAN	ESE 1/4 - 1/2 (0.359 mi.)	P67	21
SPEEDWAY #8793	1201 N CEDAR ST	NNW 1/4 - 1/2 (0.365 mi.)	Q68	21

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
717 EAST SHIAWASSEE	717 EAST SHIAWASSEE	SSE 1/4 - 1/2 (0.375 mi.)	R72	22
518 EAST SHIAWASSEE	518 EAST SHIAWASSEE	SSW 1/4 - 1/2 (0.380 mi.)	S75	23
LANSING CITY MARKET	333 N. CEDAR 420 E.	SSW 1/4 - 1/2 (0.398 mi.)	S78	24
902 EAST GRAND RIVER	902 EAST GRAND RIVER	NNE 1/4 - 1/2 (0.402 mi.)	T80	24
1213 CENTER STREET	1213 CENTER STREET	NNW 1/4 - 1/2 (0.408 mi.)	U81	24
FORMER DARD PROPERTY	1213 CENTER ST	NNW 1/4 - 1/2 (0.408 mi.)	U82	24
FORMER DARD BUILDING	1213 CENTER STREET	NNW 1/4 - 1/2 (0.408 mi.)	U83	25
WILSONS HEATING & AI	325 N LARCH ST	S 1/4 - 1/2 (0.425 mi.)	90	26
BOYS TRAINING SCHOOL	EAST SAGINAW STREET	WSW 1/4 - 1/2 (0.427 mi.)	91	26
422 LIBERTY STREET	422 LIBERTY STREET	NNW 1/4 - 1/2 (0.456 mi.)	Y97	28
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	700-704 EAST OAKLAND	NNE 0 - 1/8 (0.099 mi.)	B9	8
FORMER LANSING PATTE	702 E OAKLAND	NNE 0 - 1/8 (0.100 mi.)	B11	9
608 WEST SAGINAW STR	608 WEST SAGINAW STR	S 0 - 1/8 (0.120 mi.)	C17	10
PRUDDEN BUSINESS CEN	725 E SAGINAW	SE 1/8 - 1/4 (0.148 mi.)	E22	11
400-420 EAST SAGINAW	400-420 EAST SAGINAW	WSW 1/8 - 1/4 (0.229 mi.)	H37	14
611 EAST GRAND RIVER	611 EAST GRAND RIVER	N 1/4 - 1/2 (0.339 mi.)	M50	17
610 EAST GRAND RIVER	610 EAST GRAND RIVER	N 1/4 - 1/2 (0.339 mi.)	M51	17
SCHULTZ, SNYDER & ST	610 E GRAND RIVER AV	N 1/4 - 1/2 (0.339 mi.)	M53	18
1200 NORTH LARCH STR	1200 NORTH LARCH STR	N 1/4 - 1/2 (0.342 mi.)	M55	18
FORMER HICKOCK OIL	1201 N LARCH ST	N 1/4 - 1/2 (0.342 mi.)	M56	19
FORMER BORON OIL	1200 N LARCH ST	N 1/4 - 1/2 (0.346 mi.)	M58	19
420 E SHIAWASSEE ST	420 E SHIAWASSEE ST	SSW 1/4 - 1/2 (0.409 mi.)	V85	25
313 EAST GRAND RIVER	313 EAST GRAND RIVER	NW 1/4 - 1/2 (0.424 mi.)	89	26
SHIAWASSEE STREET BR	SHIAWASSEE ST	SSW 1/4 - 1/2 (0.428 mi.)	V92	27
RACE ST. MILL WATERF		NW 1/4 - 1/2 (0.452 mi.)	X94	27
RIVERFRONT PLACE	GRAND RIVER	NW 1/4 - 1/2 (0.466 mi.)	X99	28
OLD TOWN EXTENSION		NW 1/4 - 1/2 (0.467 mi.)	X100	29
201 EAST GRAND RIVER	201 EAST GRAND RIVER	NW 1/4 - 1/2 (0.483 mi.)	102	29

MI DEL SHWS: A review of the MI DEL SHWS list, as provided by EDR, and dated 08/01/2013 has revealed that there are 2 MI DEL SHWS sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
401 NORTH LARCH STRE	401 NORTH LARCH STRE	S 1/4 - 1/2 (0.359 mi.)	O62	20
LANSING BASEBALL STA	505 EAST MICHIGAN	S 1/2 - 1 (0.600 mi.)	109	30

Other Ascertainable Records

RCRA NonGen / NLR: A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 03/11/2014 has revealed that there are 4 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
702 EAST OAKLAND LLC	702 E OAKLAND AVE	NNE 0 - 1/8 (0.100 mi.)	B10	8
K AND M INDUSTRIES	704 E OAKLAND ST	NNE 0 - 1/8 (0.100 mi.)	B12	9
LANSING AUTO CONNECT	611 E SAGINAW ST	S 0 - 1/8 (0.118 mi.)	C16	10

EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CRYSTAL CLEAN AUTO W	728 N CEDAR ST	WSW 1/8 - 1/4 (0.147 mi.)	19	11

MI BEA: A review of the MI BEA list, as provided by EDR, and dated 08/21/2013 has revealed that there are 24 MI BEA sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
707 PRUDDEN STREET	707 PRUDDEN STREET	SE 1/8 - 1/4 (0.172 mi.)	F27	12
708 EAST GRAND RIVER	708 EAST GRAND RAIVE	NNE 1/4 - 1/2 (0.280 mi.)	I41	15
WOHLERT CORP	708 E GRAND RIV	NNE 1/4 - 1/2 (0.280 mi.)	I42	15
631 NORTH PENNSYLVAN	631 NORTH PENNSYLVAN	ESE 1/4 - 1/2 (0.317 mi.)	K46	17
1127 NORTH CEDAR STR	1127 NORTH CEDAR STR	NNW 1/4 - 1/2 (0.322 mi.)	L48	17
401 NORTH LARCH STRE	401 NORTH LARCH STRE	S 1/4 - 1/2 (0.359 mi.)	O62	20
LEGATUS PROPERTIES,	631 NORTH PENNSYLVAN	ESE 1/4 - 1/2 (0.359 mi.)	P65	21
703 E. SHIAWASSEE	703 E. SHIAWASSEE	S 1/4 - 1/2 (0.370 mi.)	71	22
717 EAST SHIAWASSEE	717 EAST SHIAWASSEE	SSE 1/4 - 1/2 (0.375 mi.)	R74	23
518 EAST SHIAWASSEE	518 EAST SHIAWASSEE	SSW 1/4 - 1/2 (0.380 mi.)	S76	23
507 EAST SHIAWASSEE	507 EAST SHIAWASSEE	SSW 1/4 - 1/2 (0.381 mi.)	S77	24
902 EAST GRAND RIVER	902 EAST GRAND RIVER	NNE 1/4 - 1/2 (0.402 mi.)	T79	24
FORMER DARD PROPERTY	1213 CENTER ST	NNW 1/4 - 1/2 (0.408 mi.)	U82	24
C B INDUSTRIES INC	1133 MAY ST	E 1/4 - 1/2 (0.432 mi.)	W93	27
428 LIBERTY STREET	428 LIBERTY STREET	NNW 1/4 - 1/2 (0.455 mi.)	Y95	27
422 LIBERTY STREET	422 LIBERTY STREET	NNW 1/4 - 1/2 (0.456 mi.)	Y96	28
805 VINE STREET	805 VINE STREET	SSE 1/4 - 1/2 (0.494 mi.)	105	30

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
700, 704-708 EAST OA	700, 704-708 EAST OA	NNE 0 - 1/8 (0.099 mi.)	B8	8
608 WEST SAGINAW STR	608 WEST SAGINAW STR	S 0 - 1/8 (0.120 mi.)	C18	10
725-735 E. SAGINAW S	725-735 E. SAGINAW S	SE 1/8 - 1/4 (0.148 mi.)	E21	11
400-420 EAST SAGINAW	400-420 EAST SAGINAW	SW 1/8 - 1/4 (0.214 mi.)	32	13
610 EAST GRAND RIVER	610 EAST GRAND RIVER	N 1/4 - 1/2 (0.339 mi.)	M52	18
FORMER BORON OIL	1200 N LARCH ST	N 1/4 - 1/2 (0.346 mi.)	M58	19
420 E SHIAWASSEE ST	420 E SHIAWASSEE ST	SSW 1/4 - 1/2 (0.409 mi.)	V86	25

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: A review of the EDR MGP list, as provided by EDR, has revealed that there are 2 EDR MGP sites within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
LANSING GAS LIGHT CO	SEC WASHINGTON AND I	SW 1/2 - 1 (0.626 mi.)	111	31
LANSING FUEL AND GAS	530 W. WILLOW STREET	WNW 1/2 - 1 (0.901 mi.)	AB121	33

EXECUTIVE SUMMARY

EDR US Hist Auto Stat: A review of the EDR US Hist Auto Stat list, as provided by EDR, has revealed that there are 7 EDR US Hist Auto Stat sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	800 N LARCH ST	WNW 0 - 1/8 (0.033 mi.)	5	8
Not reported	560 N LARCH ST	S 1/8 - 1/4 (0.223 mi.)	34	14
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	724 N LARCH ST	SSW 0 - 1/8 (0.059 mi.)	6	8
Not reported	709 N LARCH ST	SSW 0 - 1/8 (0.098 mi.)	7	8
Not reported	619 N LARCH ST	SSW 1/8 - 1/4 (0.153 mi.)	D24	12
Not reported	610 N LARCH ST	S 1/8 - 1/4 (0.158 mi.)	D25	12
Not reported	602 N LARCH ST	S 1/8 - 1/4 (0.173 mi.)	28	13

EDR US Hist Cleaners: A review of the EDR US Hist Cleaners list, as provided by EDR, has revealed that there are 2 EDR US Hist Cleaners sites within approximately 0.25 miles of the target property.

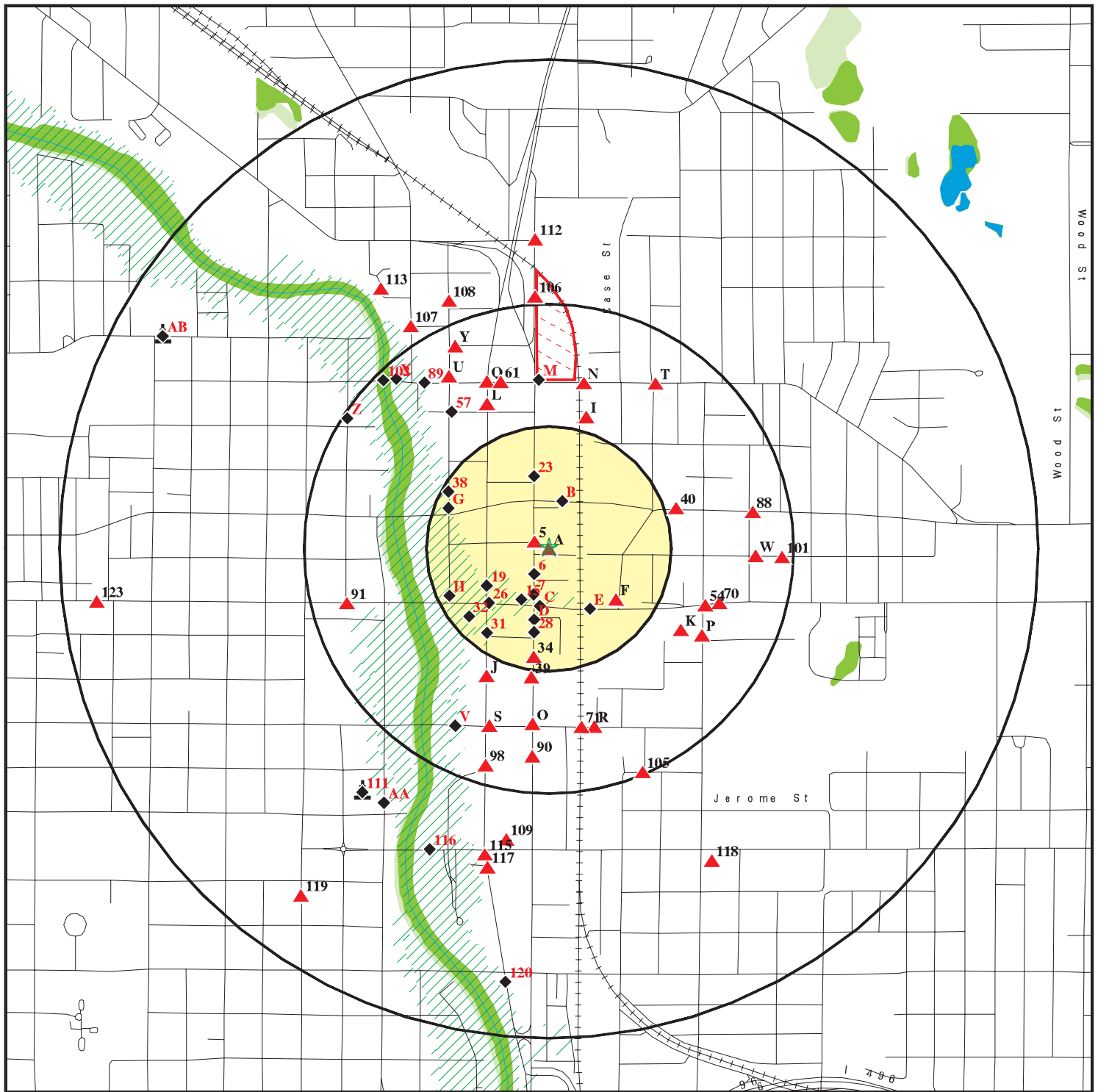
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	1007 N LARCH ST	NNW 1/8 - 1/4 (0.152 mi.)	23	12
Not reported	711 CENTER ST	WSW 1/8 - 1/4 (0.225 mi.)	H35	14

Count: 20 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
CLINTON COUNTY	S114035585	HEIGHTS AUTO PARTS	16800 SOUTH US 27 HIGHWAY N OF	48906	MI INVENTORY
DEWITT	S105965578	STATE RD AND US27 AREA	STATE RD AND US 27	48906	MI DEL SHWS
EATON COUNTY	S114026092	4037 WEST SAGINAW HIGHWAY	4037 WEST SAGINAW HIGHWAY	48906	MI INVENTORY
LANSING	1010785195	MI DEPT/TRANSPORTATION	US 27 UNDER PED OVER @SHERIDAN	48906	RCRA-CESQG
LANSING	1010319642	MI DEPT/TRANSPORTATION	M 43 (OAKLAND AVE) UNDER	48906	RCRA NonGen / NLR
LANSING	1001961052	MI DEPT/TRANSPORTATION	I 496 OVER GRAND RIVER/CEDAR S	48912	RCRA NonGen / NLR
LANSING	S103095241	MDPH MDCL WST DSP/CPTL AIRPORT	ACCESS ROADS OF AIRPORT AUTHOR		MI SHWS, MI DEL SHWS
LANSING	S104910282	DIAMOND REO SITE, LOT 6	S. CEDAR ST.		MI BEA
LANSING	1011854585	LANSING CITY MARKET	333 NORTH CEDAR STREET/ 420 EA	48906	US BROWNFIELDS
LANSING	1007098960	LUBE EXPRESS INC	2345 S CEDAR ST	48912	RCRA NonGen / NLR
LANSING	1016456484	622 E GRAND RIVER & 1038 N LARCH	622 EAST GRAND RIVER AVENUE AN	48906	US BROWNFIELDS
LANSING	1004725557	CITY OF LANSING	INTERSECTION MAY & JUNE ST	48912	RCRA NonGen / NLR
LANSING	1004722761	PAUL AUTO PARTS FORMER/LANSING CIT	215 N LARCH	48906	RCRA-CESQG, FINDS
LANSING	S104910882	N. MARTIN LUTHER KING, 1,000 FT. N	N. MARTIN LUTHER KING		MI BEA
LANSING	1008225240	N. LANSING HYDRO	1131 RACE ST.		FINDS
LANSING	S104910061	VACANT PARCEL ON M-43	W. SAGINAW HWY.		MI BEA
LANSING	1012242333	FORMER BOYS TRAINING SCHOOL	EAST SAGINAW STREET	48912	US BROWNFIELDS
LANSING	S106425586	VACANT PROPERTY AT SHERIDAN & SAGI	SHERIDAN AND SAGINAW STREETS		MI BEA
LANSING	Not		Not	Not	
LANSING	1014924759	MI DEPT/TRANSPORTATION BRIDGE S01-	US-127 UNDER STATE RD	48906	RCRA-CESQG

overview MAP - 4019887.2s



★ Target Property

▲ Sites at elevations higher than or equal to the target property

◆ Sites at elevations lower than the target property

▲ Manufactured Gas Plants

▲ Sensitive Receptors

▲ National Priority List Sites

▲ Dept. Defense Sites

Indian Reservations BIA

Oil & Gas pipelines from USGS

100-year flood zone

500-year flood zone

National Wetland Inventory

State Wetlands

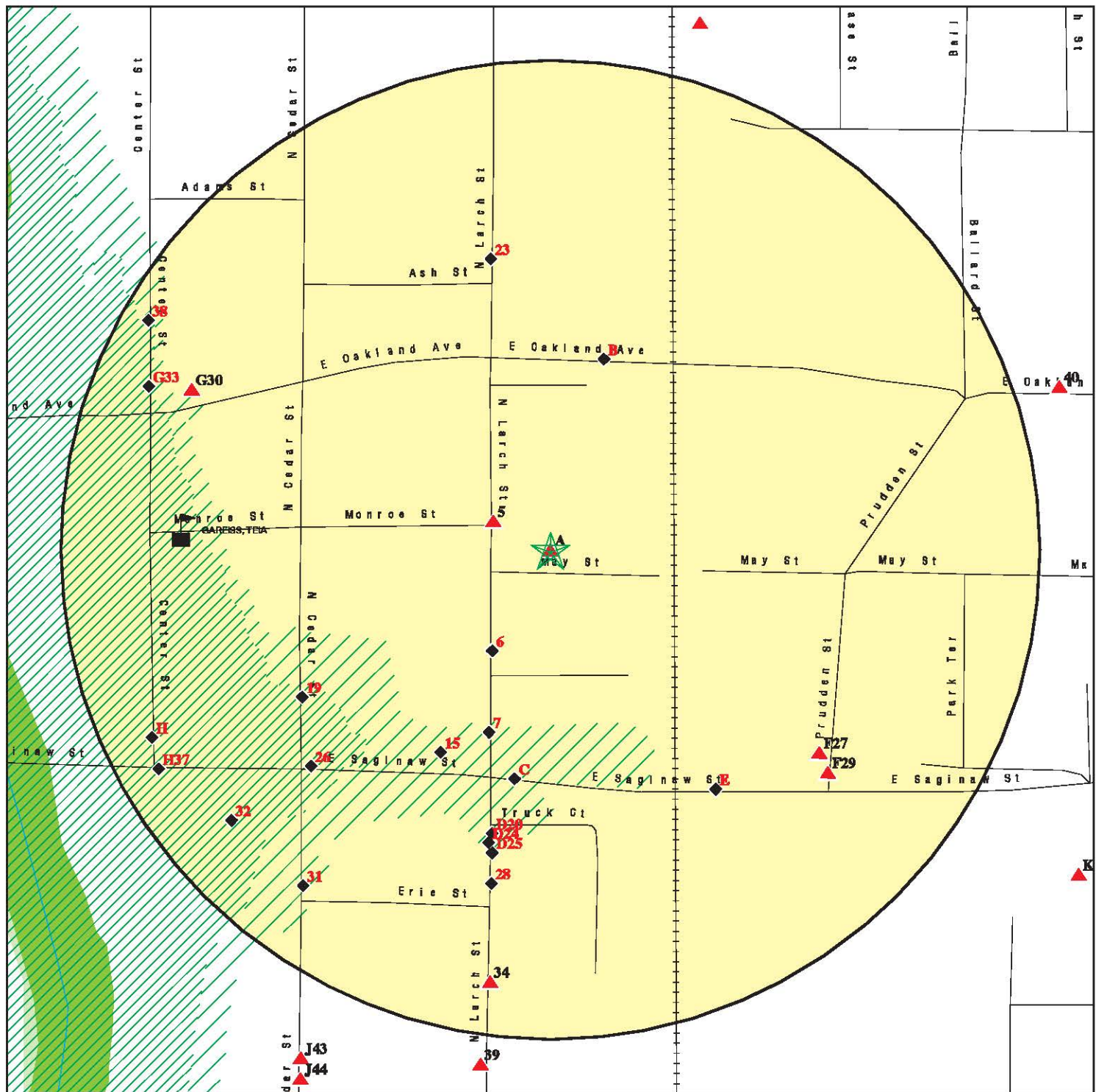
0 1/4 1/2 1 Miles

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 800 N. Larch
ADDRESS: 609 May Street
Lansing MI 48906
LAT/LONG: 42.7425 / 84.544

CLIENT: Triterra
CONTACT: Ashlee Tiernan
INQUIRY #: 4019887.2s
DATE: July 28, 2014 3:24 pm

detail MAP - 4019887.2s



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Manufactured Gas Plants
- ▲ Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- ▲ Oil & Gas pipelines from USGS
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 800 N. Larch
 ADDRESS: 609 May Street
 Lansing MI 48906
 LAT/LONG: 42.7425 / 84.544

CLIENT: Triterra
 CONTACT: Ashlee Tiernan
 INQUIRY #: 4019887.2s
 DATE: July 28, 2014 3:25 pm

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
<i>Federal NPL site list</i>								
NPL	1.000		0	0	1	0	NR	1
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	TP		NR	NR	NR	NR	NR	0
<i>Federal Delisted NPL site list</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Federal CERCLIS list</i>								
CERCLIS	0.500		0	0	1	NR	NR	1
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
<i>Federal CERCLIS NFRAP site List</i>								
CERC-NFRAP	0.500		0	0	1	NR	NR	1
<i>Federal RCRA CORRACTS facilities list</i>								
CORRACTS	1.000		0	0	0	1	NR	1
<i>Federal RCRA non-CORRACTS TSD facilities list</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Federal RCRA generators list</i>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-CESQG	0.250	1	1	1	NR	NR	NR	3
<i>Federal institutional controls / engineering controls registries</i>								
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
LUCIS	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	TP		NR	NR	NR	NR	NR	0
<i>State- and tribal - equivalent CERCLIS</i>								
MI SHWS	1.000		0	0	2	15	NR	17
<i>State and tribal landfill and/or solid waste disposal site lists</i>								
MI SWF/LF	0.500		0	0	0	NR	NR	0
<i>State and tribal leaking storage tank lists</i>								
MI LUST	0.500		2	3	21	NR	NR	26
INDIAN LUST	0.500		0	0	0	NR	NR	0
<i>State and tribal registered storage tank lists</i>								
MI UST	0.250		3	6	NR	NR	NR	9

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
MI AST	0.250		0	2	NR	NR	NR	2
INDIAN UST	0.250		0	0	NR	NR	NR	0
FEMA UST	0.250		0	0	NR	NR	NR	0
State and tribal institutional control / engineering control registries								
MI AUL	0.500		0	0	1	NR	NR	1
State and tribal voluntary cleanup sites								
INDIAN VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
MI BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	3	NR	NR	3
Local Lists of Landfill / Solid Waste Disposal Sites								
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
MI SWRCY	0.500		0	0	1	NR	NR	1
MI HIST LF	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US CDL	TP		NR	NR	NR	NR	NR	0
MI INVENTORY	0.500		3	4	37	NR	NR	44
MI DEL SHWS	1.000		0	0	1	1	NR	2
MI CDL	TP		NR	NR	NR	NR	NR	0
US HIST CDL	TP		NR	NR	NR	NR	NR	0
Local Land Records								
LIENS 2	TP		NR	NR	NR	NR	NR	0
MI LIENS	TP		NR	NR	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
MI SPILLS	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		3	1	NR	NR	NR	4
DOT OPS	TP		NR	NR	NR	NR	NR	0
DOD	1.000		0	0	0	0	NR	0
FUDS	1.000		0	0	0	0	NR	0
CONSENT	1.000		0	0	0	0	NR	0
ROD	1.000		0	0	0	0	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
UMTRA	0.500		0	0	0	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
FINDS	TP	1	NR	NR	NR	NR	NR	1
RAATS	TP		NR	NR	NR	NR	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
MI UIC	TP		NR	NR	NR	NR	NR	0
NY MANIFEST	0.250		0	0	NR	NR	NR	0
MI DRYCLEANERS	0.250		0	0	NR	NR	NR	0
MI NPDES	TP		NR	NR	NR	NR	NR	0
MI AIRS	TP		NR	NR	NR	NR	NR	0
MI BEA	0.500		2	3	19	NR	NR	24
INDIAN RESERV	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
MI Financial Assurance	TP		NR	NR	NR	NR	NR	0
MI COAL ASH	0.500		0	0	0	NR	NR	0
MI WDS	TP	1	NR	NR	NR	NR	NR	1
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	1.000		0	0	0	2	NR	2
EDR US Hist Auto Stat	0.250	1	3	4	NR	NR	NR	8
EDR US Hist Cleaners	0.250		0	2	NR	NR	NR	2

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

MI RGA HWS	TP		NR	NR	NR	NR	NR	0
MI RGA LUST	TP		NR	NR	NR	NR	NR	0
MI RGA LF	TP		NR	NR	NR	NR	NR	0

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

A1
Target
Property

609 MAY ST
LANSING, MI 48906

EDR US Hist Auto Stat

1015573590
N/A

Actual:
839 ft.

[Click here for full text details](#)

A2
Target
Property

RYANS AUTO CARE LLC
609 MAY ST
LANSING, MI 48906

MI WDS

S111977393
N/A

Actual:
839 ft.

[Click here for full text details](#)

MI WDS

Site Id: MIK756771614

A3
Target
Property

RYANS AUTO CARE LLC
609 MAY ST
LANSING, MI 48906

RCRA-CESQG

1008403602
MIK756771614

Actual:
839 ft.

[Click here for full text details](#)

RCRA-CESQG

EPA Id: MIK756771614

A4
Target
Property

RYANS AUTO CARE LLC
609 MAY ST
LANSING, MI

FINDS

1015832341
N/A

Actual:
839 ft.

[Click here for full text details](#)

NPL
Region
North
1/4-1/2
1825 ft.

CONESTOGA-ROVERS & ASSOCIATES
1332-1404 N LARCH ST
LANSING, MI

NPL
CERCLIS
RCRA-LQG
FINDS

1000355704
MID017188673

[Click here for full text details](#)

NPL

EPA Id: MID017188673

CERCLIS

EPA Id: MID017188673

RCRA-LQG

EPA Id: MID017188673

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

5
WNW
< 1/8
0.033 mi.
173 ft.

800 N LARCH ST
LANSING, MI 48906

EDR US Hist Auto Stat

1015637908
N/A

Relative:
Higher

[Click here for full text details](#)

6
SSW
< 1/8
0.059 mi.
314 ft.

724 N LARCH ST
LANSING, MI 48906

EDR US Hist Auto Stat

1015616922
N/A

Relative:
Lower

[Click here for full text details](#)

7
SSW
< 1/8
0.098 mi.
519 ft.

709 N LARCH ST
LANSING, MI 48906

EDR US Hist Auto Stat

1015610042
N/A

Relative:
Lower

[Click here for full text details](#)

B8
NNE
< 1/8
0.099 mi.
525 ft.

700, 704-708 EAST OAKLAND AVENUE
700, 704-708 EAST OAKLAND AVENUE
LANSING, MI

MI BEA

S104910897
N/A

Relative:
Lower

[Click here for full text details](#)

B9
NNE
< 1/8
0.099 mi.
525 ft.

700-704 EAST OAKLAND AVENUE
INGHAM (County), MI 48906

MI INVENTORY

S114029707
N/A

Relative:
Lower

[Click here for full text details](#)

B10
NNE
< 1/8
0.100 mi.
526 ft.

702 EAST OAKLAND LLC
702 E OAKLAND AVE
LANSING, MI 48901

RCRA NonGen / NLR

1007097407
MIK353177264

Relative:
Lower

[Click here for full text details](#)
RCRA NonGen / NLR
EPA Id: MIK353177264

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

B11
NNE
< 1/8
0.100 mi.
526 ft.

FORMER LANSING PATTERN PROPERTY
702 E OAKLAND
LANSING, MI 48901

MI INVENTORY
MI LUST
MI UST
MI WDS

U003914302
N/A

Relative:
Lower

[Click here for full text details](#)

MI LUST

Facility Id: 00041407
Substance Release: Other,Other
Facility Status: Open

MI UST

Tank Status: Removed from Ground
Facility Id: 00041407

MI WDS

Site Id: MIK353177264

B12
NNE
< 1/8
0.100 mi.
529 ft.

K AND M INDUSTRIES
704 E OAKLAND ST
LANSING, MI 48906

RCRA NonGen / NLR
FINDS

1000309570
MID985575166

Relative:
Lower

[Click here for full text details](#)

RCRA NonGen / NLR

EPA Id: MID985575166

B13
NNE
< 1/8
0.101 mi.
534 ft.

OAKLAND STREET PLANT
705 E OAKLAND
LANSING, MI 48906

MI LUST
MI UST
MI WDS

U000255241
N/A

Relative:
Lower

[Click here for full text details](#)

MI LUST

Facility Id: 00004122
Substance Release: Used Oil
Facility Status: Closed

MI UST

Tank Status: Removed from Ground
Facility Id: 00004122

MI WDS

Site Id: MID981187933

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

B14
NNE
< 1/8
0.101 mi.
534 ft.

DEMME CORP
705 E OAKLAND AVE
LANSING, MI 48906

RCRA-CESQG
FINDS

1000297777
MID981187933

Relative:
Lower

[Click here for full text details](#)

RCRA-CESQG
EPA Id: MID981187933

15
SSW
< 1/8
0.118 mi.
621 ft.

RIVERFRONT SUNOCO
709 N LARCH ST
LANSING, MI 48906

MI UST

U003758712
N/A

Relative:
Lower

[Click here for full text details](#)

MI UST
Tank Status: Currently In Use
Facility Id: 00040202

C16
South
< 1/8
0.118 mi.
625 ft.

LANSING AUTO CONNECTION LLC
611 E SAGINAW ST
LANSING, MI 48906

RCRA NonGen / NLR

1007097538
MIK367767688

Relative:
Lower

[Click here for full text details](#)

RCRA NonGen / NLR
EPA Id: MIK367767688

C17
South
< 1/8
0.120 mi.
634 ft.

608 WEST SAGINAW STREET
608 WEST SAGINAW STREET
INGHAM (County), MI 48906

MI INVENTORY

S114028184
N/A

Relative:
Lower

[Click here for full text details](#)

C18
South
< 1/8
0.120 mi.
634 ft.

608 WEST SAGINAW STREET
608 WEST SAGINAW STREET
LANSING, MI 48906

MI BEA

S110482867
N/A

Relative:
Lower

[Click here for full text details](#)

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

19
WSW
1/8-1/4
0.147 mi.
778 ft.

CRYSTAL CLEAN AUTO WASH LLC
728 N CEDAR ST
LANSING, MI 48933

RCRA NonGen / NLR

1007097153
MIK315176339

Relative:
Lower

[Click here for full text details](#)

RCRA NonGen / NLR
EPA Id: MIK315176339

D20
SSW
1/8-1/4
0.148 mi.
780 ft.

QUALITY FIRE EQUIPMENT
624 N LARCH ST
LANSING, MI 48912

MI LUST
MI UST

U000255197
N/A

Relative:
Lower

[Click here for full text details](#)

MI LUST
Facility Id: 00034361
Facility Status: Closed

MI UST
Tank Status: Removed from Ground
Facility Id: 00034361

E21
SE
1/8-1/4
0.148 mi.
784 ft.

725-735 E. SAGINAW STREET
725-735 E. SAGINAW STREET
LANSING, MI

MI BEA

S104909750
N/A

Relative:
Lower

[Click here for full text details](#)

E22
SE
1/8-1/4
0.148 mi.
784 ft.

PRUDDEN BUSINESS CENTER
725 E SAGINAW
LANSING, MI 48864

MI INVENTORY
MI LUST
MI UST

U000255236
N/A

Relative:
Lower

[Click here for full text details](#)

MI LUST
Facility Id: 00019003
Substance Release: Unknown,Unknown
Facility Status: Open

MI UST
Tank Status: Removed from Ground
Tank Status: Closed in Ground
Facility Id: 00019003

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

23
NNW
1/8-1/4
0.152 mi.
801 ft.

1007 N LARCH ST
LANSING, MI 48906

EDR US Hist Cleaners

1014967336
N/A

Relative:
Lower

[Click here for full text details](#)

D24
SSW
1/8-1/4
0.153 mi.
807 ft.

619 N LARCH ST
LANSING, MI 48912

EDR US Hist Auto Stat

1015578831
N/A

Relative:
Lower

[Click here for full text details](#)

D25
South
1/8-1/4
0.158 mi.
832 ft.

610 N LARCH ST
LANSING, MI 48912

EDR US Hist Auto Stat

1015574604
N/A

Relative:
Lower

[Click here for full text details](#)

26
SW
1/8-1/4
0.165 mi.
869 ft.

QUALITY DAIRY CO #20
500 E SAGINAW ST
LANSING, MI 48906

MI UST

U000255112
N/A

Relative:
Lower

MI UST

Tank Status: Removed from Ground
Facility Id: 00034301

F27
SE
1/8-1/4
0.172 mi.
908 ft.

707 PRUDDEN STREET
707 PRUDDEN STREET
LANSING, MI 48906

MI BEA

S107466566
N/A

Relative:
Higher

[Click here for full text details](#)

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

28
South
1/8-1/4
0.173 mi.
913 ft.

602 N LARCH ST
LANSING, MI 48912

EDR US Hist Auto Stat

1015570092
N/A

Relative:
Lower

[Click here for full text details](#)

F29
SE
1/8-1/4
0.182 mi.
959 ft.

707 PRUDDEN STREET
707 PRUDDEN STREET
INGHAM (County), MI 48906

MI INVENTORY

S114029828
N/A

Relative:
Higher

[Click here for full text details](#)

G30
WNW
1/8-1/4
0.201 mi.
1060 ft.

05FEX
427 OAKLAND & CEDAR
LANSING, MI 22037

MI INVENTORY
MI LUST
MI UST

U000255081
N/A

Relative:
Higher

[Click here for full text details](#)

MI LUST

Facility Id: 00016727
Facility Status: Open

MI UST

Tank Status: Removed from Ground
Facility Id: 00016727

31
SW
1/8-1/4
0.213 mi.
1124 ft.

AUTOZONE INC
610 N CEDAR STREET
LANSING, MI 48912

RCRA-CESQG

1010320506
MIK629287293

Relative:
Lower

[Click here for full text details](#)

RCRA-CESQG

EPA Id: MIK629287293

32
SW
1/8-1/4
0.214 mi.
1128 ft.

400-420 EAST SAGINAW STREET
400-420 EAST SAGINAW STREET
LANSING, MI 48906

MI BEA

S110142384
N/A

Relative:
Lower

[Click here for full text details](#)

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

G33
WNW
1/8-1/4
0.221 mi.
1169 ft.

LANSING ICE & FUEL CO
911 CENTER ST
LANSING, MI 48906

MI UST
MI AST

U000255266
N/A

Relative:
Lower

[Click here for full text details](#)

MI UST

Tank Status: Removed from Ground
Tank Status: Currently In Use
Facility Id: 00010163

MI AST

Facility Id: 91033008
Facility Id: 92033238

34
South
1/8-1/4
0.223 mi.
1175 ft.

560 N LARCH ST
LANSING, MI 48912

EDR US Hist Auto Stat

1015553555
N/A

Relative:
Higher

[Click here for full text details](#)

H35
WSW
1/8-1/4
0.225 mi.
1187 ft.

711 CENTER ST
LANSING, MI 48906

EDR US Hist Cleaners

1015090016
N/A

Relative:
Lower

[Click here for full text details](#)

H36
WSW
1/8-1/4
0.225 mi.
1187 ft.

LANSING ICE & FUEL CO
711 CENTER ST
LANSING, MI 48906

MI AST

A100252496
N/A

Relative:
Lower

[Click here for full text details](#)

MI AST

Facility Id: 91033009

H37
WSW
1/8-1/4
0.229 mi.
1210 ft.

400-420 EAST SAGINAW STREET
400-420 EAST SAGINAW STREET
INGHAM (County), MI 48906

MI INVENTORY

S114025969
N/A

Relative:
Lower

[Click here for full text details](#)

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

38
WNW
1/8-1/4
0.236 mi.
1248 ft.

D B & H
943 CENTER ST
LANSING, MI 48906

MI UST U000255277
N/A

Relative:
Lower

[Click here for full text details](#)

MI UST
Tank Status: Removed from Ground
Facility Id: 00013112

39
South
1/4-1/2
0.265 mi.
1398 ft.

BARKER-FOWLER ELECTRIC CO
515 N LARCH ST
LANSING, MI 48912

MI LUST U000255132
N/A

Relative:
Higher

[Click here for full text details](#)

MI LUST
Facility Id: 00006027
Facility Status: Closed

40
ENE
1/4-1/2
0.273 mi.
1442 ft.

TEXACO REFINING & MARKETING, INC
901 LARCH & OAKLAND
LANSING, MI 99999

MI INVENTORY S105213438
MI LUST N/A

Relative:
Higher

[Click here for full text details](#)

MI LUST
Facility Id: 00008597
Facility Status: Open

I41
NNE
1/4-1/2
0.280 mi.
1478 ft.

708 EAST GRAND RIVER AVENUE
708 EAST GRAND RIVER AVENUE
LANSING, MI 48906

MI BEA S107031543
N/A

Relative:
Higher

[Click here for full text details](#)

I42
NNE
1/4-1/2
0.280 mi.
1478 ft.

WOHLERT CORP
708 E GRAND RIV
LANSING, MI 48906

RCRA NonGen / NLR 1000281280
FINDS MID005354527
MI SHWS
MI INVENTORY
MI LUST
MI UST
MI BEA
MI WDS

Relative:
Higher

[Click here for full text details](#)

RCRA NonGen / NLR
EPA Id: MID005354527

MI SHWS

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WOHLERT CORP (Continued)

1000281280

Facility Id: 33000414

Facility Status: Interim Response conducted - No further activities anticipated

MI LUST

Facility Id: 00014617

Facility Status: Open

MI UST

Tank Status: Currently In Use

Tank Status: Closed in Ground

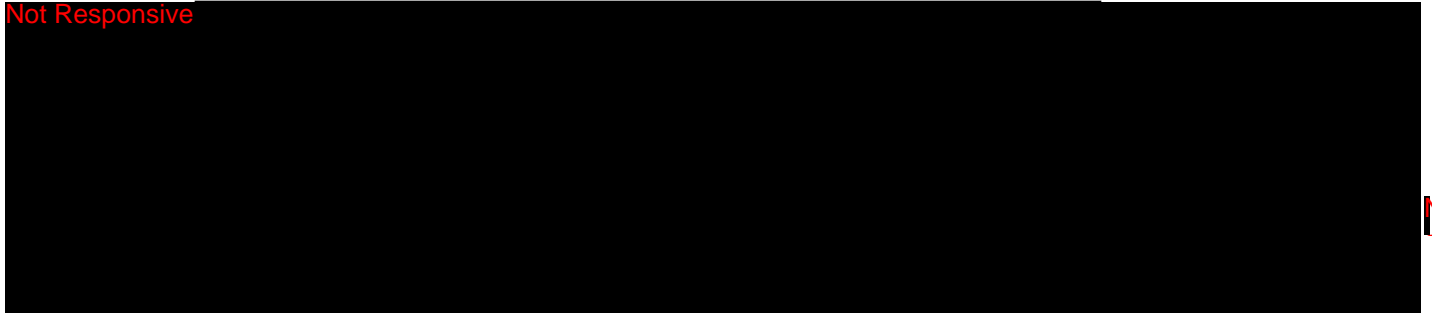
Tank Status: Removed from Ground

Facility Id: 00014617

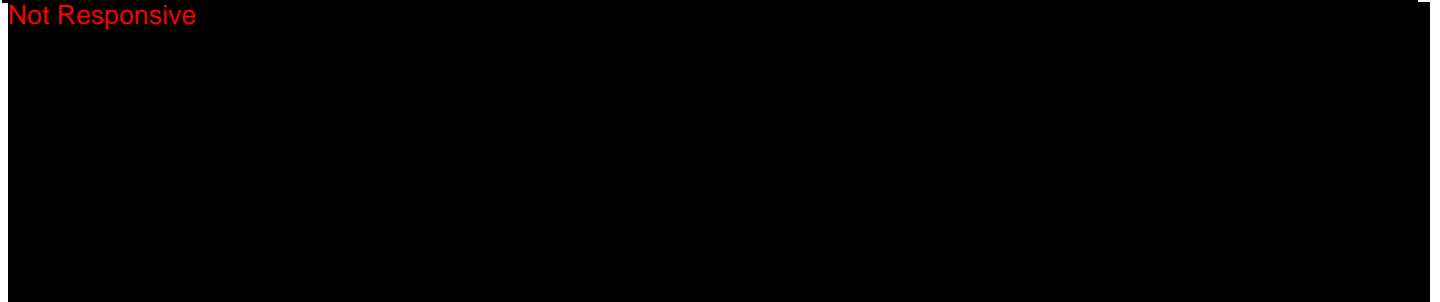
MI WDS

Site Id: MID005354527

Not Responsive



Not Responsive



K45
ESE
1/4-1/2
0.317 mi.
1672 ft.

QUICK LUBE INC
631 N PENNSYLVANIA AVE
LANSING, MI 48912

[Click here for full text details](#)

Relative:
Higher

MI LUST

Facility Id: 50005731

Substance Release: Gasoline

Facility Status: Open

MI WDS

Site Id: MID985585686

MI INVENTORY
MI LUST
MI WDS

S109847403
N/A

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

K46
ESE
1/4-1/2
0.317 mi.
1672 ft.

631 NORTH PENNSYLVANIA AVENUE
631 NORTH PENNSYLVANIA AVENUE
LANSING, MI 48912

MI BEA

S109569504
N/A

Relative:
Higher

[Click here for full text details](#)

L47
NNW
1/4-1/2
0.322 mi.
1700 ft.

1127 NORTH CEDAR STREET
1127 NORTH CEDAR STREET
INGHAM (County), MI 48906

MI INVENTORY

S114022277
N/A

Relative:
Higher

[Click here for full text details](#)

L48
NNW
1/4-1/2
0.322 mi.
1700 ft.

1127 NORTH CEDAR STREET
1127 NORTH CEDAR STREET
LANSING, MI 48906

MI BEA

S111832565
N/A

Relative:
Higher

[Click here for full text details](#)

L49
NNW
1/4-1/2
0.322 mi.
1700 ft.

1127 NORTH CEDAR STREET
1127 NORTH CEDAR STREET
LANSING, MI 48906

US BROWNFIELDS

1015939319
N/A

Relative:
Higher

[Click here for full text details](#)

M50
North
1/4-1/2
0.339 mi.
1788 ft.

611 EAST GRAND RIVER AVENUE
611 EAST GRAND RIVER AVENUE
INGHAM (County), MI 48906

MI INVENTORY

S114028324
N/A

Relative:
Lower

[Click here for full text details](#)

M51
North
1/4-1/2
0.339 mi.
1791 ft.

610 EAST GRAND RIVER AVENUE
610 EAST GRAND RIVER AVENUE
INGHAM (County), MI 48906

MI INVENTORY

S114028193
N/A

Relative:
Lower

[Click here for full text details](#)

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

M52
North
1/4-1/2
0.339 mi.
1791 ft.

610 EAST GRAND RIVER AVENUE
610 EAST GRAND RIVER AVENUE
LANSING, MI 48906

MI BEA

S109569502
N/A

Relative:
Lower

[Click here for full text details](#)

M53
North
1/4-1/2
0.339 mi.
1791 ft.

SCHULTZ, SNYDER & STEELE
610 E GRAND RIVER AVE
LANSING, MI 48906

MI INVENTORY
MI LUST

U004140787
N/A

Relative:
Lower

[Click here for full text details](#)

MI LUST

Facility Id: 00013737
Substance Release: Gasoline
Facility Status: Open

54
ESE
1/4-1/2
0.340 mi.
1794 ft.

CAPITAL CITY AUTO SALES
1002 E SAGINAW ST
LANSING, MI 48906

MI INVENTORY
MI LUST
MI UST
MI WDS

U003659197
N/A

Relative:
Higher

[Click here for full text details](#)

MI LUST

Facility Id: 00039916
Substance Release: Unknown
Substance Release: Gasoline
Facility Status: Open

MI UST

Tank Status: Removed from Ground
Facility Id: 00039916

MI WDS

Site Id: MIG000028886

M55
North
1/4-1/2
0.342 mi.
1807 ft.

1200 NORTH LARCH STREET
1200 NORTH LARCH STREET
INGHAM (County), MI 48906

MI INVENTORY

S116385864
N/A

Relative:
Lower

[Click here for full text details](#)

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

M56
North
1/4-1/2
0.342 mi.
1807 ft.

FORMER HICKOCK OIL
1201 N LARCH ST
LANSING, MI 48906

MI INVENTORY
MI LUST

S105552659
N/A

Relative:
Lower

[Click here for full text details](#)

MI LUST

Facility Id: 50005206
Substance Release: Gasoline
Facility Status: Open

57
NW
1/4-1/2
0.343 mi.
1813 ft.

FREIDLAND INDUSTRIES
405 EAST MAPLE
LANSING, MI 48906

MI SWRCY
MI NPDES

S107792080
N/A

Relative:
Lower

[Click here for full text details](#)

M58
North
1/4-1/2
0.346 mi.
1826 ft.

FORMER BORON OIL
1200 N LARCH ST
LANSING, MI 48906

MI INVENTORY
MI LUST
MI UST
MI BEA
MI WDS

U003211947
N/A

Relative:
Lower

[Click here for full text details](#)

MI LUST

Facility Id: 00039426
Substance Release: Unknown
Facility Status: Open

MI UST

Tank Status: Removed from Ground
Facility Id: 00039426

MI WDS

Site Id: MIG000049861

N59
NNE
1/4-1/2
0.346 mi.
1829 ft.

708 EAST GRAND RIVER AVENUE
708 EAST GRAND RIVER AVENUE
INGHAM (County), MI 48906

MI INVENTORY

S114025323
N/A

Relative:
Higher

[Click here for full text details](#)

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

N60 708 EAST GRAND RIVER AVENUE
NNE 708 EAST GRAND RIVER AVENUE
1/4-1/2 INGHAM (County), MI 48906
0.346 mi.
1829 ft.

MI INVENTORY S114029830
N/A

Relative:
Higher

[Click here for full text details](#)

61 527 EAST GRAND RIVER AVENUE
NNW 527 EAST GRAND RIVER AVENUE
1/4-1/2 INGHAM (County), MI 48906
0.355 mi.
1875 ft.

MI INVENTORY S114027715
N/A

Relative:
Higher

[Click here for full text details](#)

O62 401 NORTH LARCH STREET
South 401 NORTH LARCH STREET
1/4-1/2 LANSING, MI 48912
0.359 mi.
1896 ft.

MI DEL SHWS S105965603
MI BEA N/A

Relative:
Higher

[Click here for full text details](#)

MI DEL SHWS
Facility Id: 33000435

O63 401 NORTH LARCH STREET
South 401 NORTH LARCH STREET
1/4-1/2 INGHAM (County), MI 48912
0.359 mi.
1896 ft.

MI INVENTORY S114026066
N/A

Relative:
Higher

[Click here for full text details](#)

O64 HENRYS CARB & ELECTRICAL SERVICE
South 401 N LARCH ST
1/4-1/2 LANSING, MI 48912
0.359 mi.
1896 ft.

MI INVENTORY U000715576
MI LUST N/A
MI UST
MI WDS

Relative:
Higher

[Click here for full text details](#)

MI LUST
Facility Id: 00035982
Facility Status: Open

MI UST
Tank Status: Removed from Ground
Facility Id: 00035982

MI WDS
Site Id: MIG000034475

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

P65
ESE
1/4-1/2
0.359 mi.
1898 ft.

LEGATUS PROPERTIES, LLC
631 NORTH PENNSYLVANIA AENUE
LANSING, MI 48912

MI BEA

S111455285
N/A

Relative:
Higher

[Click here for full text details](#)

P66
ESE
1/4-1/2
0.359 mi.
1898 ft.

631 NORTH PENNSYLVANIA AVENUE
631 NORTH PENNSYLVANIA AVENUE
INGHAM (County), MI 48912

MI INVENTORY

S114029381
N/A

Relative:
Higher

[Click here for full text details](#)

P67
ESE
1/4-1/2
0.359 mi.
1898 ft.

LEGATUS PROPERTIES, LLC
631 NORTH PENNSYLVANIA AENUE
INGHAM (County), MI 48912

MI INVENTORY

S114036292
N/A

Relative:
Higher

[Click here for full text details](#)

Q68
NNW
1/4-1/2
0.365 mi.
1927 ft.

SPEEDWAY #8793
1201 N CEDAR ST
LANSING, MI 48906

MI INVENTORY

U002301392

MI LUST
MI UST
MI SPILLS
MI WDS

Relative:
Higher

[Click here for full text details](#)

MI LUST

Facility Id: 00008096
Substance Release: Unknown,Unknown
Facility Status: Open

MI UST

Tank Status: Removed from Ground
Tank Status: Currently In Use
Facility Id: 00008096

MI WDS

Site Id: MID985593417

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

Q69
NNW
1/4-1/2
0.365 mi.
1927 ft.

SPEEDWAY #8793
1201 NORTH CEDAR STREET
LANSING, MI 48906

MI AUL S115951261
N/A

Relative:
Higher

[Click here for full text details](#)

70
ESE
1/4-1/2
0.366 mi.
1930 ft.

IBK PROPERTY
1035 E SAGINAW ST
LANSING, MI 48906

MI LUST U002301384
MI UST N/A
MI WDS

Relative:
Higher

[Click here for full text details](#)

MI LUST

Facility Id: 00038244
Substance Release: Unknown
Facility Status: Closed

MI UST

Tank Status: Removed from Ground
Facility Id: 00038244

MI WDS

Site Id: MIG000039940

71
South
1/4-1/2
0.370 mi.
1954 ft.

703 E. SHIAWASSEE
703 E. SHIAWASSEE
LANSING, MI

MI BEA S105254491
N/A

Relative:
Higher

[Click here for full text details](#)

R72
SSE
1/4-1/2
0.375 mi.
1980 ft.

717 EAST SHIAWASSEE STREET
717 EAST SHIAWASSEE STREET
INGHAM (County), MI 48912

MI INVENTORY S114029880
N/A

Relative:
Higher

[Click here for full text details](#)

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

R73
SSE
1/4-1/2
0.375 mi.
1980 ft.

CITY OF LANSING-OAK PARK
717 E SHIAWASSEE
LANSING, MI 48912

MI LUST
MI UST
MI WDS

U000255231
N/A

Relative:
Higher

[Click here for full text details](#)

MI LUST

Facility Id: 00016119
Substance Release: Diesel,Unknown
Facility Status: Closed

MI UST

Tank Status: Removed from Ground
Facility Id: 00016119

MI WDS

Site Id: MID985657238

R74
SSE
1/4-1/2
0.375 mi.
1980 ft.

717 EAST SHIAWASSEE STREET
717 EAST SHIAWASSEE STREET
LANSING, MI 48912

MI BEA

S110748257
N/A

Relative:
Higher

[Click here for full text details](#)

S75
SSW
1/4-1/2
0.380 mi.
2005 ft.

518 EAST SHIAWASSEE STREET
518 EAST SHIAWASSEE STREET
INGHAM (County), MI 48912

MI INVENTORY

S114027607
N/A

Relative:
Higher

[Click here for full text details](#)

S76
SSW
1/4-1/2
0.380 mi.
2005 ft.

518 EAST SHIAWASSEE STREET
518 EAST SHIAWASSEE STREET
LANSING, MI 48912

MI BEA

S109416609
N/A

Relative:
Higher

[Click here for full text details](#)

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

S77
SSW
1/4-1/2
0.381 mi.
2013 ft.

507 EAST SHIAWASSEE STREET
507 EAST SHIAWASSEE STREET
LANSING, MI

MI BEA

S110300777
N/A

Relative:
Higher

[Click here for full text details](#)

S78
SSW
1/4-1/2
0.398 mi.
2104 ft.

LANSING CITY MARKET
333 N. CEDAR 420 E. SHIAWASSEE
LANSING, MI 48915

MI INVENTORY

S114025359
N/A

Relative:
Higher

[Click here for full text details](#)

T79
NNE
1/4-1/2
0.402 mi.
2123 ft.

902 EAST GRAND RIVER AVENUE
902 EAST GRAND RIVER AVENUE
LANSING, MI 48906

MI BEA

S112241435
N/A

Relative:
Higher

[Click here for full text details](#)

T80
NNE
1/4-1/2
0.402 mi.
2123 ft.

902 EAST GRAND RIVER AVENUE
902 EAST GRAND RIVER AVENUE
INGHAM (County), MI 48906

MI INVENTORY

S114032141
N/A

Relative:
Higher

[Click here for full text details](#)

U81
NNW
1/4-1/2
0.408 mi.
2152 ft.

1213 CENTER STREET
1213 CENTER STREET
INGHAM (County), MI 48906

MI INVENTORY

S114025356
N/A

Relative:
Higher

[Click here for full text details](#)

U82
NNW
1/4-1/2
0.408 mi.
2152 ft.

FORMER DARD PROPERTY
1213 CENTER ST
LANSING, MI 48848

MI INVENTORY
MI LUST
MI UST
MI BEA

U004108534
N/A

Relative:
Higher

[Click here for full text details](#)

MI LUST

Facility Id: 00042048

Substance Release: Other,Other,Other

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FORMER DARD PROPERTY (Continued)

U004108534

Substance Release: Gasoline,Gasoline,Gasoline,Gasoline
Facility Status: Open

MI UST

Tank Status: Removed from Ground
Facility Id: 00042048

U83
NNW
1/4-1/2
0.408 mi.
2152 ft.

Relative:
Higher

FORMER DARD BUILDING
1213 CENTER STREET
INGHAM (County), MI 48906

MI INVENTORY

S114025357
N/A

[Click here for full text details](#)

U84
NNW
1/4-1/2
0.408 mi.
2152 ft.

Relative:
Higher

FORMER DARD BUILDING
1213 CENTER STREET
LANSING, MI 48906

US BROWNFIELDS

1012102108
N/A

[Click here for full text details](#)

V85
SSW
1/4-1/2
0.409 mi.
2159 ft.

Relative:
Lower

420 E SHIAWASSEE ST AND 333 N CEDAR ST
420 E SHIAWASSEE ST AND 333 N CEDAR ST
INGHAM (County), MI 48933

MI INVENTORY

S114025358
N/A

[Click here for full text details](#)

V86
SSW
1/4-1/2
0.409 mi.
2159 ft.

Relative:
Lower

420 E SHIAWASSEE ST AND 333 N CEDAR ST
420 E SHIAWASSEE ST AND 333 N CEDAR ST
LANSING, MI 48933

MI BEA

S109345149
N/A

[Click here for full text details](#)

W87
East
1/4-1/2
0.423 mi.
2232 ft.

Relative:
Higher

SLOANE HEATING
1117 MAY ST
LANSING, MI 48906

MI LUST
MI UST

U002301389
N/A

[Click here for full text details](#)

MI LUST
Facility Id: 00040847

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SLOANE HEATING (Continued)

U002301389

Facility Status: Closed

MI UST

Tank Status: Removed from Ground

Facility Id: 00040847

88
East
1/4-1/2
0.424 mi.
2237 ft.

WAREHOUSES EAST OF PENNSYLVANIA
1110-1206 E OAKLAND AVE
LANSING, MI 48917

MI LUST
MI UST

U002301388
N/A

[Click here for full text details](#)

Relative:
Higher

MI LUST

Facility Id: 00038334

Substance Release: Gasoline

Facility Status: Closed

MI UST

Tank Status: Removed from Ground

Facility Id: 00038334

89
NW
1/4-1/2
0.424 mi.
2239 ft.

313 EAST GRAND RIVER AVENUE
313 EAST GRAND RIVER AVENUE
INGHAM (County), MI 48906

MI INVENTORY

S114025147
N/A

[Click here for full text details](#)

Relative:
Lower

90
South
1/4-1/2
0.425 mi.
2244 ft.

WILSONS HEATING & AIR CONDITION
325 N LARCH ST
LANSING, MI 48912

MI INVENTORY
MI LUST

S102851844
N/A

[Click here for full text details](#)

Relative:
Higher

MI LUST

Facility Id: 50001430

Facility Status: Open

91
WSW
1/4-1/2
0.427 mi.
2255 ft.

BOYS TRAINING SCHOOL
EAST SAGINAW STREET
LANSING, MI 48906

MI INVENTORY

S114025351
N/A

[Click here for full text details](#)

Relative:
Higher

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

V92
SSW
1/4-1/2
0.428 mi.
2262 ft.

SHIAWASSEE STREET BRIDGE (E.SIDE
SHIAWASSEE ST
LANSING, MI 48933

MI INVENTORY
MI LUST
MI UST

U002301473
N/A

Relative:
Lower

[Click here for full text details](#)

MI LUST

Facility Id: 00038740
Substance Release: Unknown
Facility Status: Closed
Facility Status: Open

MI UST

Tank Status: Removed from Ground
Facility Id: 00038740

W93
East
1/4-1/2
0.432 mi.
2283 ft.

C B INDUSTRIES INC
1133 MAY ST
LANSING, MI 48906

MI LUST
MI BEA
MI WDS

S102723090
N/A

Relative:
Higher

[Click here for full text details](#)

MI LUST

Facility Id: 50000691
Facility Status: Closed

MI WDS

Site Id: MID060982840

X94
NW
1/4-1/2
0.452 mi.
2387 ft.

RACE ST. MILL WATERFRONT
LANSING, MI

MI INVENTORY

S114025341
N/A

Relative:
Lower

[Click here for full text details](#)

Y95
NNW
1/4-1/2
0.455 mi.
2404 ft.

428 LIBERTY STREET
428 LIBERTY STREET
LANSING, MI

MI BEA

S113193026
N/A

Relative:
Higher

[Click here for full text details](#)

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

Y96
NNW
1/4-1/2
0.456 mi.
2410 ft.

422 LIBERTY STREET
422 LIBERTY STREET
LANSING, MI 48906

MI BEA

S112241407
N/A

Relative:
Higher

[Click here for full text details](#)

Y97
NNW
1/4-1/2
0.456 mi.
2410 ft.

422 LIBERTY STREET
422 LIBERTY STREET
INGHAM (County), MI 48906

MI INVENTORY

S114026448
N/A

Relative:
Higher

[Click here for full text details](#)

98
SSW
1/4-1/2
0.460 mi.
2431 ft.

CITY OF LANSING - CENTRAL GARAGE
312 N CEDAR ST
LANSING, MI 48912

MI LUST
MI UST
MI WDS

U000254982
N/A

Relative:
Higher

[Click here for full text details](#)

MI LUST

Facility Id: 00019512
Facility Status: Closed

MI UST

Tank Status: Removed from Ground
Tank Status: Closed in Ground
Tank Status: Currently In Use
Facility Id: 00019512

MI WDS

Site Id: MIR000002014

X99
NW
1/4-1/2
0.466 mi.
2463 ft.

RIVERFRONT PLACE
GRAND RIVER
LANSING, MI

MI INVENTORY

S114025345
N/A

Relative:
Lower

[Click here for full text details](#)

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

X100
NW
1/4-1/2
0.467 mi.
2465 ft.

OLD TOWN EXTENSION
LANSING, MI 48915

MI INVENTORY S114025342
N/A

Relative:
Lower

[Click here for full text details](#)

101
East
1/4-1/2
0.477 mi.
2519 ft.

SLOANE INC
1206 MAY ST
LANSING, MI 48906

MI LUST U000254725
MI UST N/A

Relative:
Higher

[Click here for full text details](#)

MI LUST

Facility Id: 00008619
Facility Status: Closed

MI UST

Tank Status: Removed from Ground
Facility Id: 00008619

102
NW
1/4-1/2
0.483 mi.
2549 ft.

201 EAST GRAND RIVER AVENUE
201 EAST GRAND RIVER AVENUE
INGHAM (County), MI 48906

MI INVENTORY S114023614
N/A

Relative:
Lower

[Click here for full text details](#)

Z103
WNW
1/4-1/2
0.490 mi.
2586 ft.

THE SABOURY BUILDING
1113-1119 NORTH WASHINGTON AVENUE
LANSING, MI 48096

US BROWNFIELDS 1016457160
N/A

Relative:
Lower

[Click here for full text details](#)

Z104
WNW
1/4-1/2
0.491 mi.
2591 ft.

AVISO
1118 N WASHINGTON
LANSING, MI 99999

MI LUST S102404442
N/A

Relative:
Lower

[Click here for full text details](#)

MI LUST

Facility Id: 50001422
Facility Status: Closed

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

105
SSE
1/4-1/2
0.494 mi.
2610 ft.

805 VINE STREET
805 VINE STREET
LANSING, MI

MI BEA

S104910727
N/A

Relative:
Higher

[Click here for full text details](#)

106
North
1/2-1
0.516 mi.
2727 ft.

BARRELS, INC.
1404 N. LARCH STREET
LANSING, MI 48906

MI SHWS
MI INVENTORY
MI BROWNFIELDS

S105430062
N/A

Relative:
Higher

[Click here for full text details](#)

MI SHWS

Facility Id: 33000004

Facility Status: Interim Response conducted

107
NNW
1/2-1
0.535 mi.
2827 ft.

1301 TURNER STREET
1301 TURNER STREET
LANSING, MI 48906

MI SHWS
MI INVENTORY
MI BEA

S102721024
N/A

Relative:
Higher

[Click here for full text details](#)

MI SHWS

Facility Id: 33000518

Facility Status: Inactive - no actions taken to address contamination

Not Responsive

109
South
1/2-1
0.600 mi.
3167 ft.

LANSING BASEBALL STADIUM
505 EAST MICHIGAN
LANSING, MI 48933

MI SHWS
MI DEL SHWS

S110300606
N/A

Relative:
Higher

[Click here for full text details](#)

MI SHWS

Facility Id: 33000350

Facility Status: Delisted - no longer meets criteria specified in rules

MI DEL SHWS

Facility Id: 33000350

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

AA110
SSW
1/2-1
0.619 mi.
3267 ft.

FORMER LANSING FUEL & GAS COMPANY
225 NORTH GRAND AVENUE
LANSING, MI 48933

MI SHWS
MI INVENTORY

S110126645
N/A

Relative:
Lower

[Click here for full text details](#)

MI SHWS

Facility Id: 33000577

Facility Status: Inactive - no actions taken to address contamination

111
SW
1/2-1
0.626 mi.
3307 ft.

LANSING GAS LIGHT CO
SEC WASHINGTON AND IONIA
LANSING, MI 48933

EDR MGP

1008408127
N/A

Relative:
Lower

[Click here for full text details](#)

112
North
1/2-1
0.633 mi.
3343 ft.

GENERAL MOTORS CORPORATION
1600 N LARCH ST
LANSING, MI

RCRA-TSDF
CERC-NFRAP
CORRACTS
RCRA-LQG
FINDS
NY MANIFEST
2020 COR ACTION
US AIRS

1000478276
MID005380134

Relative:
Higher

[Click here for full text details](#)

RCRA-TSDF

EPA Id: MID005380134

CERC-NFRAP

EPA Id: MID005380134

RCRA-LQG

EPA Id: MID005380134

Not Responsive

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

AA114
SSW
1/2-1
0.635 mi.
3352 ft.

LBWL, OTTAWA STATION
209 OTTAWA STREET
LANSING, MI 48933

MI SHWS
MI INVENTORY
MI AUL
MI AIRS

S107696861
N/A

Relative:
Lower

[Click here for full text details](#)

MI SHWS

Facility Id: 33000008

Facility Status: Remedial Action in Progress (may incl. use restrictions, O&M and/or monitoring)

MI AIRS

State Registration Id: B1637

Not Responsive

116
SSW
1/2-1
0.661 mi.
3488 ft.

LANSING CENTER EAST CONSTRUCTION
333 E MICHIGAN AVE
LANSING, MI 48933

MI SHWS
MI INVENTORY
MI LUST
MI UST
MI BROWNFIELDS
MI WDS

U003211786
N/A

Relative:
Lower

[Click here for full text details](#)

MI SHWS

Facility Id: 33000431

Facility Status: Interim Response conducted - No further activities anticipated

MI LUST

Facility Id: 00038171

Substance Release: Gasoline

Facility Status: Closed

MI UST

Tank Status: Removed from Ground

Facility Id: 00038171

MI WDS

Site Id: MIG000034173

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

117
South
1/2-1
0.663 mi.
3498 ft.

BWL-DYE WATER CONDITIONING PLNT
149 S. CEDAR
LANSING, MI 48912

MI SHWS
MI INVENTORY

S102720991
N/A

Relative:
Higher

[Click here for full text details](#)

MI SHWS

Facility Id: 33000246

Facility Status: Interim Response in progress

118
SSE
1/2-1
0.719 mi.
3796 ft.

SE CORNER MICHIGAN/PENNSYLVANIA
SE CORNER MICHIGAN/PENNSYLVANIA
LANSING, MI 48915

MI SHWS
MI INVENTORY

S102721012
N/A

Relative:
Higher

[Click here for full text details](#)

MI SHWS

Facility Id: 33000510

Facility Status: Inactive - no actions taken to address contamination

119
SW
1/2-1
0.870 mi.
4596 ft.

ACCIDENT FUND OF MICH BLDG
232 SOUTH CAPITAL AVE
LANSING, MI 48901

MI SHWS
MI INVENTORY

S110126639
N/A

Relative:
Higher

[Click here for full text details](#)

MI SHWS

Facility Id: 33000476

Facility Status: Inactive - no actions taken to address contamination

Not Responsive

AB121
WNW
1/2-1
0.901 mi.
4757 ft.

LANSING FUEL AND GAS CO
530 W. WILLOW STREET
LANSING, MI 48906

EDR MGP

1008408126
N/A

Relative:
Lower

[Click here for full text details](#)

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

AB122
WNW
1/2-1
0.901 mi.
4757 ft.

LANSING SERVICE CENTER
530 W WILLOW ST
LANSING, MI 48906

MI SHWS
MI INVENTORY
MI LUST
MI UST
MI WDS

U002301452
N/A

Relative:
Lower

[Click here for full text details](#)

MI SHWS

Facility Id: 33000185
Facility Status: Evaluation in progress

MI LUST

Facility Id: 00017310
Substance Release: Unknown
Facility Status: Open
Facility Status: Closed

MI UST

Tank Status: Removed from Ground
Facility Id: 00017310

MI WDS

Site Id: MID049254998

123
West
1/2-1
0.930 mi.
4909 ft.

ENVIRONMENTAL SCIENCE & ENG
735 SAGINAW ST
LANSING, MI 48915

MI SHWS
MI INVENTORY
MI WDS

S105144102
N/A

Relative:
Higher

[Click here for full text details](#)

MI SHWS

Facility Id: 33000432
Facility Status: Remedial Action in Progress (may incl. use restrictions, O&M and/or monitoring)

MI WDS

Site Id: MIG000028408

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl Date	Active Date
MI	AIRS	Permit and Emissions Inventory Data	Dept of Environmental Quality	04/01/2014	04/03/2014	05/05/2014
MI	AST	Aboveground Tanks	Dept of Environmental Quality	05/27/2014	05/28/2014	06/24/2014
MI	AUL	Engineering and Institutional Controls	Dept of Environmental Quality	03/04/2014	03/06/2014	03/27/2014
MI	BEA	Baseline Environmental Assessment Database	Dept of Environmental Quality	08/21/2013	08/23/2013	09/12/2013
MI	BROWNFIELDS	Brownfields and USTfield Site Database	Dept of Environmental Quality	07/27/2012	07/31/2012	09/20/2012
MI	BROWNFIELDS 2	Brownfields Building and Land Site Locations	Economic Development Corporation	04/09/2007	04/10/2007	05/01/2007
MI	CDL	Clandestine Drug Lab Listing	Department of Community Health	10/20/2008	11/18/2008	11/21/2008
MI	COAL ASH	Coal Ash Disposal Sites	Dept of Environmental Quality	07/12/2013	07/12/2013	08/01/2013
MI	DEL SHWS	Delisted List of Contaminated Sites	Dept of Environmental Quality	08/01/2013	08/01/2013	09/11/2013
MI	DRYCLEANERS	Drycleaning Establishments	Dept of Environmental Quality	04/28/2014	04/29/2014	05/14/2014
MI	Financial Assurance 1	Financial Assurance Information Listing	Dept of Environmental Quality	04/07/2014	04/11/2014	05/06/2014
MI	Financial Assurance 2	Financial Assurance Information Listing	Dept of Environmental Quality	01/05/2011	01/07/2011	02/14/2011
MI	HIST LF	Inactive Solid Waste Facilities	Dept of Environmental Quality	03/01/1997	02/28/2003	03/06/2003
MI	INVENTORY	Inventory of Facilities	Department of Environmental Quality	04/28/2014	04/30/2014	05/15/2014
MI	LIENS	Lien List	Dept of Environmental Quality	01/24/2014	01/28/2014	03/26/2014
MI	LUST	Leaking Underground Storage Tank Sites	Dept of Environmental Quality	05/05/2014	05/21/2014	06/03/2014
MI	NPDES	List of Active NPDES Permits	Dept of Environmental Quality	04/08/2014	04/09/2014	05/06/2014
MI	PEAS	Pollution Emergency Alerting System	Dept of Environmental Quality	05/02/2014	05/02/2014	06/09/2014
MI	RGA HWS	Recovered Government Archive State Hazardous Waste Facilitie	Department of Environmental Quality		07/01/2013	12/24/2013
MI	RGA LF	Recovered Government Archive Solid Waste Facilities List	Department of Environmental Quality		07/01/2013	01/13/2014
MI	RGA LUST	Recovered Government Archive Leaking Underground Storage Tan	Department of Environmental Quality		07/01/2013	12/24/2013
MI	SHWS	Contaminated Sites	Dept of Environmental Quality	10/01/2013	10/31/2013	11/20/2013
MI	SWF/LF	Solid Waste Facilities Database	Dept of Environmental Quality	03/31/2014	04/01/2014	05/05/2014
MI	SWRCY	Recycling Facilities	Dept of Environmental Quality	06/18/2014	06/20/2014	06/26/2014
MI	UIC	Underground Injection Wells Database	Dept of Environmental Quality	04/22/2014	04/24/2014	07/21/2014
MI	UST	Underground Storage Tank Facility List	Dept of Environmental Quality	05/05/2014	05/21/2014	06/03/2014
MI	UST 2	Underground Storage Tank Listing	Dept of Environmental Quality	04/25/2014	04/29/2014	06/02/2014
MI	WDS	Waste Data System	Dept of Environmental Quality	05/30/2014	05/30/2014	06/24/2014
US	2020 COR ACTION	2020 Corrective Action Program List	Environmental Protection Agency	11/11/2011	05/18/2012	05/25/2012
US	BRS	Biennial Reporting System	EPA/NTIS	12/31/2011	02/26/2013	04/19/2013
US	CERCLIS	Comprehensive Environmental Response, Compensation, and Liab	EPA	10/25/2013	11/11/2013	02/13/2014
US	CERCLIS-NFRAP	CERCLIS No Further Remedial Action Planned	EPA	10/25/2013	11/11/2013	02/13/2014
US	COAL ASH DOE	Sleam-Electric Plan Operation Data	Department of Energy	12/31/2005	08/07/2009	10/22/2009
US	COAL ASH EPA	Coal Combustion Residues Surface Impoundments List	Environmental Protection Agency	08/17/2010	01/03/2011	03/21/2011
US	CONSENT	Superfund (CERCLA) Consent Decrees	Department of Justice, Consent Decree Library	12/31/2013	01/24/2014	02/24/2014
US	CORRACTS	Corrective Action Report	EPA	03/11/2014	03/13/2014	04/09/2014
US	DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations	EPA, Region 9	01/12/2009	05/07/2009	09/21/2009
US	DELISTED NPL	National Priority List Deletions	EPA	10/25/2013	11/11/2013	01/28/2014
US	DOD	Department of Defense Sites	USGS	12/31/2005	11/10/2006	01/11/2007
US	DOT OPS	Incident and Accident Data	Department of Transporation, Office of Pipeli	07/31/2012	08/07/2012	09/18/2012
US	EDR MGP	EDR Proprietary Manufactured Gas Plants	EDR, Inc.			
US	EDR US Hist Auto Stat	EDR Exclusive Historic Gas Stations	EDR, Inc.			
US	EDR US Hist Cleaners	EDR Exclusive Historic Dry Cleaners	EDR, Inc.			
US	EPA WATCH LIST	EPA WATCH LIST	Environmental Protection Agency	08/30/2013	03/21/2014	06/17/2014
US	ERNS	Emergency Response Notification System	National Response Center, United States Coast	09/30/2013	10/01/2013	12/06/2013
US	FEDERAL FACILITY	Federal Facility Site Information listing	Environmental Protection Agency	05/31/2013	07/08/2013	12/06/2013
US	FEDLAND	Federal and Indian Lands	U.S. Geological Survey	12/31/2005	02/06/2006	01/11/2007

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	FEMA UST	Underground Storage Tank Listing	FEMA	01/01/2010	02/16/2010	04/12/2010
US	FINDS	Facility Index System/Facility Registry System	EPA	11/18/2013	02/27/2014	03/12/2014
US	FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA/Office of Prevention, Pesticides and Toxi	04/09/2009	04/16/2009	05/11/2009
US	FTTS INSP	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA	04/09/2009	04/16/2009	05/11/2009
US	FUDS	Formerly Used Defense Sites	U.S. Army Corps of Engineers	12/31/2012	02/28/2014	04/24/2014
US	HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HIST FTTS INSP	FIFRA/TSCA Tracking System Inspection & Enforcement Case Lis	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HMIRS	Hazardous Materials Information Reporting System	U.S. Department of Transportation	03/31/2014	04/01/2014	07/15/2014
US	ICIS	Integrated Compliance Information System	Environmental Protection Agency	05/06/2014	05/16/2014	06/17/2014
US	INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land	EPA Region 1	02/01/2013	05/01/2013	11/01/2013
US	INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land	EPA Region 10	11/06/2013	11/07/2013	12/06/2013
US	INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land	EPA Region 4	04/24/2014	04/25/2014	06/17/2014
US	INDIAN LUST R5	Leaking Underground Storage Tanks on Indian Land	EPA, Region 5	05/12/2014	05/12/2014	06/17/2014
US	INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land	EPA Region 6	05/14/2014	05/15/2014	07/15/2014
US	INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land	EPA Region 7	04/28/2014	05/01/2014	06/17/2014
US	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	EPA Region 8	08/27/2012	08/28/2012	10/16/2012
US	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	Environmental Protection Agency	03/01/2013	03/01/2013	04/12/2013
US	INDIAN ODI	Report on the Status of Open Dumps on Indian Lands	Environmental Protection Agency	12/31/1998	12/03/2007	01/24/2008
US	INDIAN RESERV	Indian Reservations	USGS	12/31/2005	12/08/2006	01/11/2007
US	INDIAN UST R1	Underground Storage Tanks on Indian Land	EPA, Region 1	02/01/2013	05/01/2013	01/27/2014
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	EPA Region 10	04/04/2014	04/08/2014	06/17/2014
US	INDIAN UST R4	Underground Storage Tanks on Indian Land	EPA Region 4	04/24/2014	04/25/2014	06/17/2014
US	INDIAN UST R5	Underground Storage Tanks on Indian Land	EPA Region 5	05/12/2014	05/12/2014	06/17/2014
US	INDIAN UST R6	Underground Storage Tanks on Indian Land	EPA Region 6	05/14/2014	05/15/2014	06/17/2014
US	INDIAN UST R7	Underground Storage Tanks on Indian Land	EPA Region 7	05/28/2014	05/01/2014	06/17/2014
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	EPA Region 8	05/07/2014	05/09/2014	06/17/2014
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	EPA Region 9	05/12/2014	05/14/2014	06/17/2014
US	INDIAN VCP R1	Voluntary Cleanup Priority Listing	EPA, Region 1	03/20/2014	04/01/2014	06/17/2014
US	INDIAN VCP R7	Voluntary Cleanup Priority Listin	EPA, Region 7	03/20/2008	04/22/2008	05/19/2008
US	LEAD SMELTER 1	Lead Smelter Sites	Environmental Protection Agency	01/29/2013	02/14/2013	02/27/2013
US	LEAD SMELTER 2	Lead Smelter Sites	American Journal of Public Health	04/05/2001	10/27/2010	12/02/2010
US	LIENS 2	CERCLA Lien Information	Environmental Protection Agency	02/18/2014	03/18/2014	04/24/2014
US	LUCIS	Land Use Control Information System	Department of the Navy	05/28/2014	05/30/2014	06/17/2014
US	MLTS	Material Licensing Tracking System	Nuclear Regulatory Commission	07/22/2013	08/02/2013	11/01/2013
US	NPL	National Priority List	EPA	10/25/2013	11/11/2013	01/28/2014
US	NPL LIENS	Federal Superfund Liens	EPA	10/15/1991	02/02/1994	03/30/1994
US	ODI	Open Dump Inventory	Environmental Protection Agency	06/30/1985	08/09/2004	09/17/2004
US	PADS	PCB Activity Database System	EPA	06/01/2013	07/17/2013	11/01/2013
US	PCB TRANSFORMER	PCB Transformer Registration Database	Environmental Protection Agency	02/01/2011	10/19/2011	01/10/2012
US	PRP	Potentially Responsible Parties	EPA	04/15/2013	07/03/2013	09/13/2013
US	Proposed NPL	Proposed National Priority List Sites	EPA	10/25/2013	11/11/2013	01/28/2014
US	RAATS	RCRA Administrative Action Tracking System	EPA	04/17/1995	07/03/1995	08/07/1995
US	RADINFO	Radiation Information Database	Environmental Protection Agency	04/08/2014	04/09/2014	06/17/2014
US	RCRA NonGen / NLR	RCRA - Non Generators	Environmental Protection Agency	03/11/2014	03/13/2014	04/09/2014
US	RCRA-CESQG	RCRA - Conditionally Exempt Small Quantity Generators	Environmental Protection Agency	03/11/2014	03/13/2014	04/09/2014
US	RCRA-LQG	RCRA - Large Quantity Generators	Environmental Protection Agency	03/11/2014	03/13/2014	04/09/2014
US	RCRA-SQG	RCRA - Small Quantity Generators	Environmental Protection Agency	03/11/2014	03/13/2014	04/09/2014

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	Environmental Protection Agency	03/11/2014	03/13/2014	04/09/2014
US	RMP	Risk Management Plans	Environmental Protection Agency	11/01/2013	12/12/2013	02/13/2014
US	ROD	Records Of Decision	EPA	11/25/2013	12/12/2013	02/24/2014
US	SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing	Environmental Protection Agency	03/07/2011	03/09/2011	05/02/2011
US	SSTS	Section 7 Tracking Systems	EPA	12/31/2009	12/10/2010	02/25/2011
US	TRIS	Toxic Chemical Release Inventory System	EPA	12/31/2011	07/31/2013	09/13/2013
US	TSCA	Toxic Substances Control Act	EPA	12/31/2006	09/29/2010	12/02/2010
US	UMTRA	Uranium Mill Tailings Sites	Department of Energy	09/14/2010	10/07/2011	03/01/2012
US	US AIRS (AFS)	Aerometric Information Retrieval System Facility Subsystem (EPA	10/23/2013	11/06/2013	12/06/2013
US	US AIRS MINOR	Air Facility System Data	EPA	10/23/2013	11/06/2013	12/06/2013
US	US BROWNFIELDS	A Listing of Brownfields Sites	Environmental Protection Agency	03/20/2014	03/20/2014	04/09/2014
US	US CDL	Clandestine Drug Labs	Drug Enforcement Administration	05/28/2014	06/20/2014	07/15/2014
US	US ENG CONTROLS	Engineering Controls Sites List	Environmental Protection Agency	03/19/2014	03/21/2014	07/15/2014
US	US FIN ASSUR	Financial Assurance Information	Environmental Protection Agency	02/25/2014	02/27/2014	04/09/2014
US	US HIST CDL	National Clandestine Laboratory Register	Drug Enforcement Administration	05/28/2014	06/20/2014	07/15/2014
US	US INST CONTROL	Sites with Institutional Controls	Environmental Protection Agency	03/19/2014	03/21/2014	07/15/2014
US	US MINES	Mines Master Index File	Department of Labor, Mine Safety and Health A	01/30/2014	03/05/2014	07/15/2014
CT	CT MANIFEST	Hazardous Waste Manifest Data	Department of Energy & Environmental Protecti	07/30/2013	08/19/2013	10/03/2013
NJ	NJ MANIFEST	Manifest Information	Department of Environmental Protection	12/31/2011	07/19/2012	08/28/2012
NY	NY MANIFEST	Facility and Manifest Data	Department of Environmental Conservation	05/01/2014	05/07/2014	06/10/2014
PA	PA MANIFEST	Manifest Information	Department of Environmental Protection	12/31/2012	07/24/2013	08/19/2013
RI	RI MANIFEST	Manifest information	Department of Environmental Management	12/31/2012	06/21/2013	08/05/2013
WI	WI MANIFEST	Manifest Information	Department of Natural Resources	12/31/2012	08/09/2013	09/27/2013
US	Oil/Gas Pipelines	GeoData Digital Line Graphs from 1:100,000-Scale Maps	USGS			
US	AHA Hospitals	Sensitive Receptor: AHA Hospitals	American Hospital Association, Inc.			
US	Medical Centers	Sensitive Receptor: Medical Centers	Centers for Medicare & Medicaid Services			
US	Nursing Homes	Sensitive Receptor: Nursing Homes	National Institutes of Health			
US	Public Schools	Sensitive Receptor: Public Schools	National Center for Education Statistics			
US	Private Schools	Sensitive Receptor: Private Schools	National Center for Education Statistics			
MI	Daycare Centers	Sensitive Receptor: Day Care Centers, Group & Family Homes	Bureau of Regulatory Services			
US	Flood Zones	100-year and 500-year flood zones	Emergency Management Agency (FEMA)			
US	NWI	National Wetlands Inventory	U.S. Fish and Wildlife Service			
MI	State Wetlands	Wetlands Inventory	Department of Natural Resources			
US	USGS 7.5' Topographic Map	Scanned Digital USGS 7.5' Topographic Map (DRG)	USGS			

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
----	---------	-----------	-------------------	----------	------------	-------------

STREET AND ADDRESS INFORMATION

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GEOCHECK[®] - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

800 N. LARCH
609 MAY STREET
LANSING, MI 48906

TARGET PROPERTY COORDINATES

Latitude (North):	42.7425 - 42° 44' 33.00"
Longitude (West):	84.544 - 84° 32' 38.40"
Universal Transverse Mercator:	Zone 16
UTM X (Meters):	701029.0
UTM Y (Meters):	4734931.0
Elevation:	839 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	42084-F5 LANSING SOUTH, MI
Most Recent Revision:	1973
North Map:	42084-G5 LANSING NORTH, MI
Most Recent Revision:	1980

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principal investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

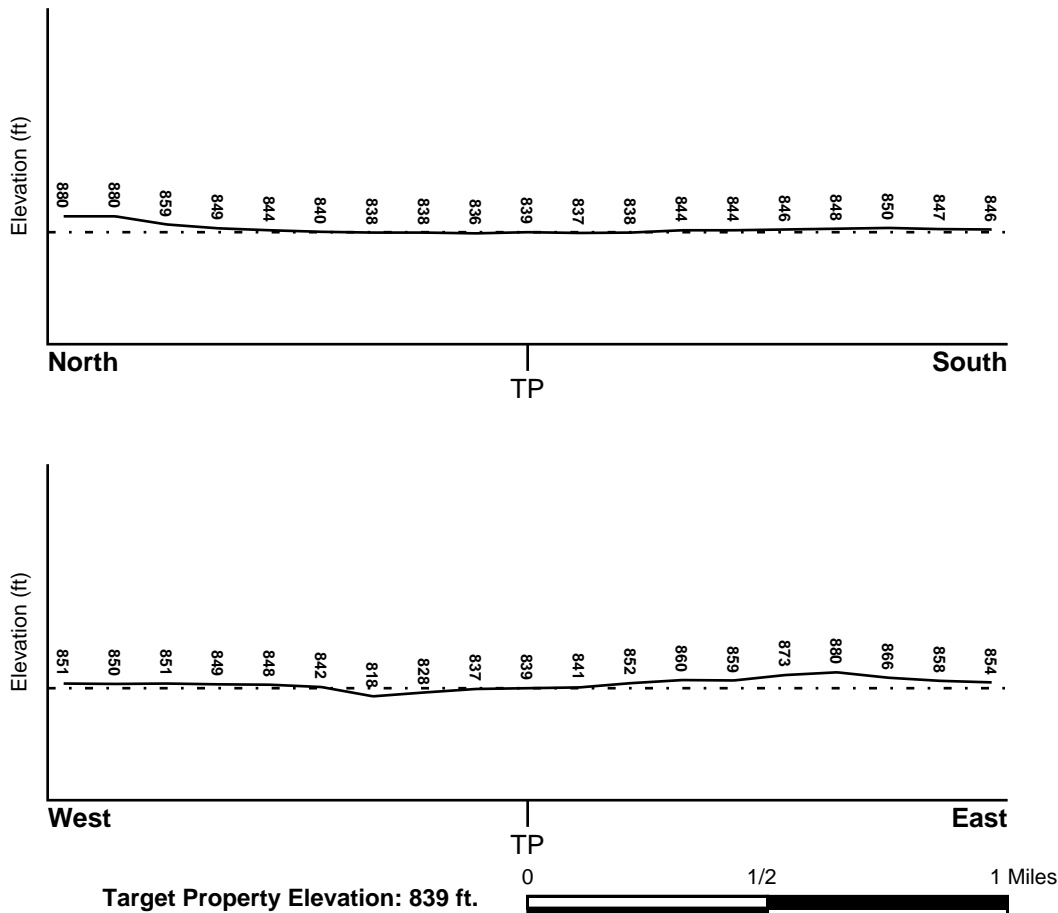
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General West

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Target Property County
INGHAM, MI

FEMA Flood
Electronic Data
YES - refer to the Overview Map and Detail Map

Flood Plain Panel at Target Property: 2600900005B - FEMA Q3 Flood data

Additional Panels in search area:
2600900009B - FEMA Q3 Flood data
2600900010B - FEMA Q3 Flood data
2600900006B - FEMA Q3 Flood data

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property
LANSING SOUTH

NWI Electronic
Data Coverage
YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius: 1.25 miles
Status: Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
4	1/4 - 1/2 Mile South	WSW
A9	1/4 - 1/2 Mile SSW	NE
14	1/2 - 1 Mile SSE	NE
B18	1/2 - 1 Mile NNW	Varies
19	1/2 - 1 Mile North	W
G28	1/2 - 1 Mile SW	SSW
34	1/2 - 1 Mile SSW	ESE

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

<u>MAP ID</u>	<u>LOCATION</u>	<u>GENERAL DIRECTION</u>
40	<u>FROM TP</u>	<u>GROUNDWATER FLOW</u>
	1/2 - 1 Mile SSW	SE

For additional site information, refer to Physical Setting Source Map Findings.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

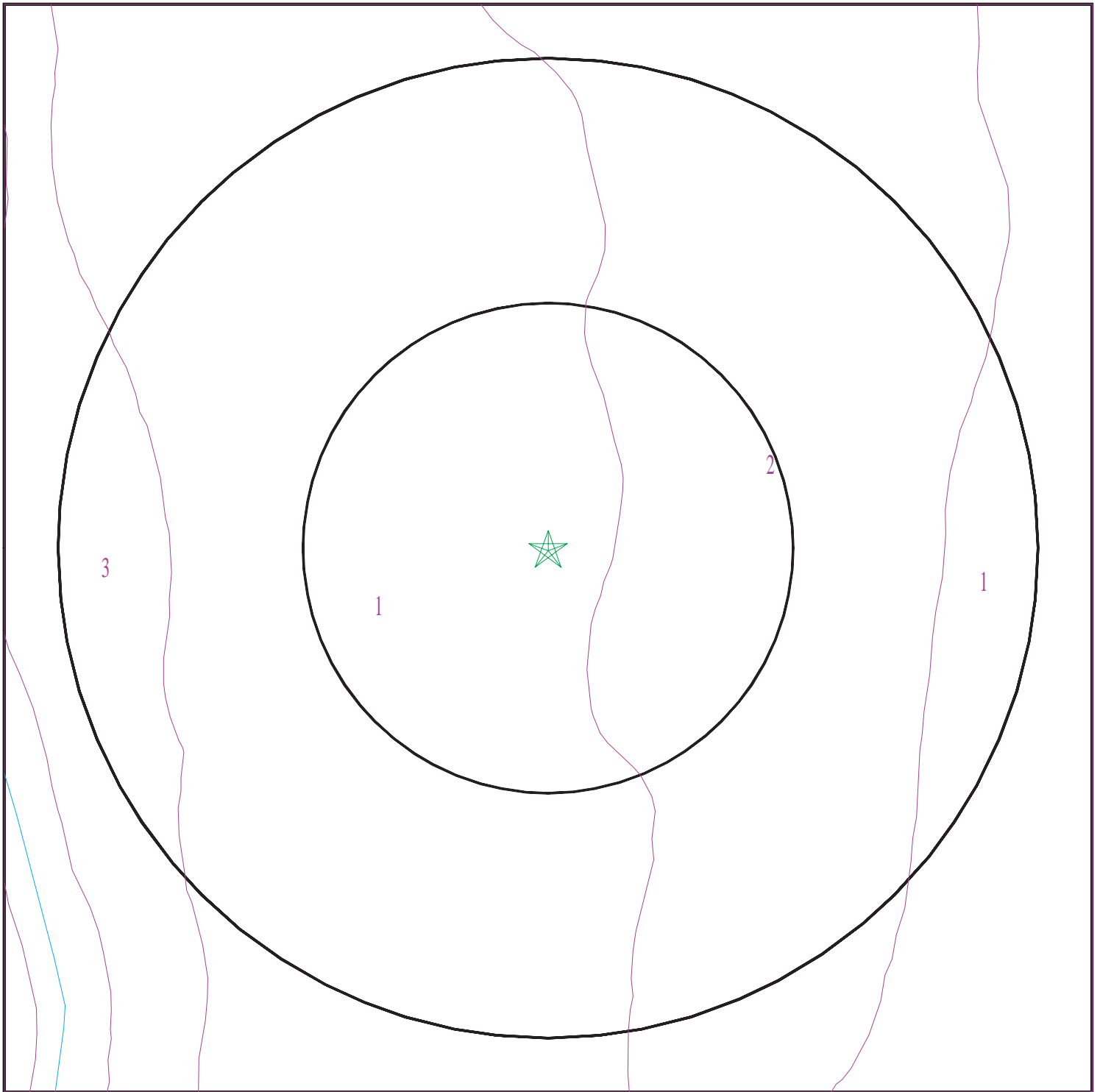
Era:	Paleozoic
System:	Pennsylvanian
Series:	Atokan and Morrowan Series
Code:	PP1 (<i>decoded above as Era, System & Series</i>)

GEOLOGIC AGE IDENTIFICATION

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 4019887.2s



- ★ Target Property
- SSURGO Soil
- Water



SITE NAME: 800 N. Larch
ADDRESS: 609 May Street
Lansing MI 48906
LAT/LONG: 42.7425 / 84.544

CLIENT: Triterra
CONTACT: Ashlee Tiernan
INQUIRY #: 4019887.2s
DATE: July 28, 2014 3:25 pm

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: Urban land

Soil Surface Texture:
Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 130 inches

No Layer Information available.

Soil Map ID: 2

Soil Component Name: Urban land

Soil Surface Texture:
Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class:
Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

No Layer Information available.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 3

Soil Component Name: Urban land

Soil Surface Texture:
Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class:
Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

No Layer Information available.

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

Not Responsive



FEDERAL USGS WELL INFORMATION

Not Responsive



GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL USGS WELL INFORMATION

Not Responsive

A large black rectangular redaction box covering the content of the 'FEDERAL USGS WELL INFORMATION' section.

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

Not Responsive

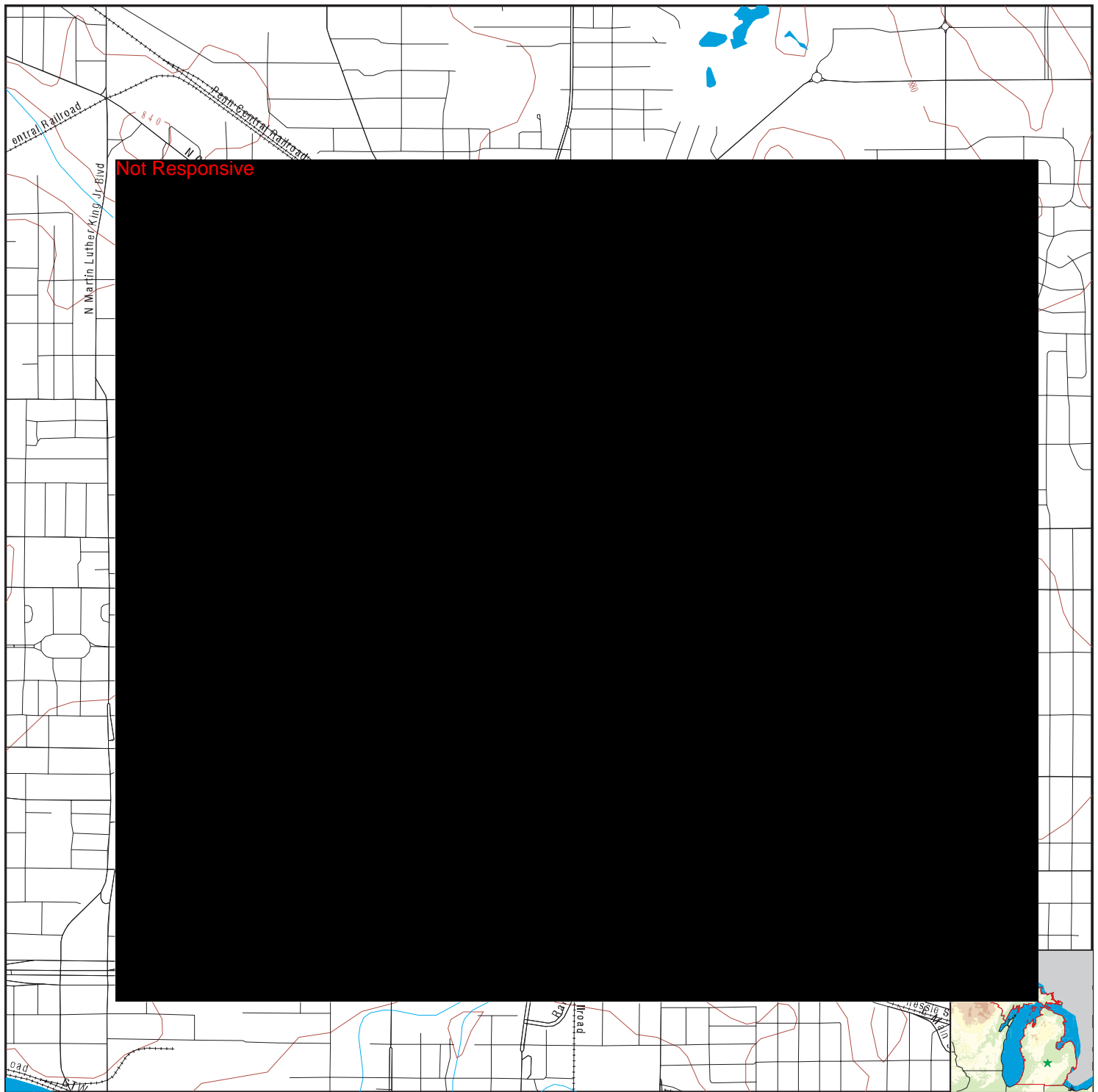
A large black rectangular redaction box covering the content of the 'FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION' section.

STATE DATABASE WELL INFORMATION

Not Responsive

A large black rectangular redaction box covering the content of the 'STATE DATABASE WELL INFORMATION' section.

PHYSICAL SETTING SOURCE MAP - 4019887.2s



- County Boundary
- Major Roads
- Contour Lines
- Airports
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons

- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Closest Hydrogeological Data
- Oil, gas or related wells

SITE NAME: 800 N. Larch
 ADDRESS: 609 May Street
 Lansing MI 48906
 LAT/LONG: 42.7425 / 84.544

CLIENT: Triterra
 CONTACT: Ashlee Tiernan
 INQUIRY #: 4019887.2s
 DATE: July 28, 2014 3:25 pm

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database

EDR ID Number

Not Responsive

Not Responsive

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database

EDR ID Number

A9
SSW
1/4 - 1/2 Mile
Higher

[Click here for full text details](#)

AQUIFLOW

34737

Not Responsive

11
SE
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FRDS PWS

MI0003238

Not Responsive

14
SSE
1/2 - 1 Mile
Higher

[Click here for full text details](#)

AQUIFLOW

34607

Not Responsive

Not Responsive

B17
NNW
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FED USGS

USGS40000482651

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database

EDR ID Number

B18
NNW
1/2 - 1 Mile
Higher

[Click here for full text details](#)

AQUIFLOW

34611

19
North
1/2 - 1 Mile
Higher

[Click here for full text details](#)

AQUIFLOW

34798

C20
SSW
1/2 - 1 Mile
Lower

[Click here for full text details](#)

FED USGS

USGS40000482602

C21
SSW
1/2 - 1 Mile
Lower

[Click here for full text details](#)

FED USGS

USGS40000482097

Not Responsive

E23
SSW
1/2 - 1 Mile
Lower

[Click here for full text details](#)

FED USGS

USGS40000482598

F24
NW
1/2 - 1 Mile
Lower

[Click here for full text details](#)

FED USGS

USGS40000482650

D25
WNW
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FED USGS

USGS40000482637

Not Responsive

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database

EDR ID Number

Not Responsive

G28
SW
1/2 - 1 Mile
Higher

[Click here for full text details](#)

AQUIFLOW

34840

29
SE
1/2 - 1 Mile
Higher

[Click here for full text details](#)

AQUIFLOW

34665

Not Responsive

Not Responsive

Not Responsive

Not Responsive

34
SSW
1/2 - 1 Mile
Higher

[Click here for full text details](#)

AQUIFLOW

34732

H35
ENE
1/2 - 1 Mile
Higher

[Click here for full text details](#)

AQUIFLOW

34829

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database

EDR ID Number

Not Responsive

J37
WNW
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FED USGS

USGS40000482638

Not Responsive

Not Responsive

40
SSW
1/2 - 1 Mile
Lower

[Click here for full text details](#)

AQUIFLOW

34741

I41
NNW
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FED USGS

USGS40000482668

K42
South
1/2 - 1 Mile
Lower

[Click here for full text details](#)

FED USGS

USGS40000482586

Not Responsive

Not Responsive

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database

EDR ID Number

45
South
1/2 - 1 Mile
Lower

[Click here for full text details](#)

FED USGS

USGS40000482583

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

RADON

AREA RADON INFORMATION

State Database: MI Radon

Radon Test Results

Zipcode	Test Date	LT Sign	Result
48906	2/6/1997		1.5
48906	3/7/2006		1.6
48906	3/1/2008		1.6
48906	11/28/2009		1.6
48906	1/6/2003		1.5
48906	2/17/2004		1.5
48906	12/6/2004		1.4
48906	2/23/2009		1.5
48906	12/6/1994		1.4
48906	5/6/1996		1.4
48906	3/23/1994		1.4
48906	12/10/2009		1.4
48906	3/14/1995		1.3
48906	10/9/2009		1.3
48906	7/18/1995		1.2
48906	3/21/2002		1.2
48906	4/1/2002		1.2
48906	1/27/2010		1.2
48906	9/25/2000		1.1
48906	12/19/1994		1.1
48906	3/23/2004		1.1
48906	4/8/2003		1.0
48906	3/14/1995		1.0
48906	10/26/2009		1.0
48906	8/31/2009		1.0
48906	4/6/2002		1.9
48906	6/28/2003		1.9
48906	8/13/2004		1.8
48906	9/21/2007		1.9
48906	3/17/2007		1.9
48906	11/23/2009		1.9
48906	11/23/2009		1.9
48906	9/29/2007		1.8
48906	5/7/2001		1.8
48906	2/18/2006		1.8
48906	3/25/2002		1.7
48906	12/9/2003		1.7
48906	1/26/2004		1.7
48906	12/21/2006		1.7
48906	10/7/2005		1.6
48906	2/23/2009		1.7
48906	10/9/2009		1.7
48906	6/29/2009		1.7
48906	11/24/2006	<	0.3
48906	11/24/2006	<	0.3
48906	11/27/2006	<	0.3
48906			

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

RADON

AREA RADON INFORMATION

	3/4/1999	<	0.3
48906	12/8/1998	<	0.3
48906	1/24/2004	<	0.3
48906	1/27/2004	<	0.3
48906	2/19/2005	<	0.3
48906	2/24/2007		0.5
48906	10/7/2002	<	0.3
48906	3/23/2002		0.4
48906	11/30/1998	<	0.3
48906	3/7/1995		0.3
48906	3/25/2002	<	0.3
48906	3/23/2002	<	0.3
48906	3/26/2002	<	0.3
48906	4/1/2005	<	0.3
48906	5/2/2002	<	0.3
48906	4/23/2002	<	0.3
48906	4/23/2002	<	0.3
48906	4/13/2002	<	0.3
48906	3/28/2002	<	0.3
48906	4/21/2008	<	0.3
48906	5/20/2006		0.6
48906	5/19/2007		0.6
48906	1/9/2004		0.9
48906	2/4/2006		0.8
48906	4/19/2008		0.8
48906	3/27/2009		0.6
48906	11/28/1994		0.9
48906	12/4/2009		0.9
48906	3/3/1995		0.8
48906	12/4/2009		2.6
48906	10/21/2009		2.8
48906	2/23/2006		2.5
48906	1/28/1995		2.5
48906	3/19/2009		2.5
48906	3/17/2006		2.4
48906	2/15/1994		2.4
48906	11/30/1993		2.3
48906	4/8/2006		2.2
48906	10/9/2009		2.4
48906	8/18/2009		2.3
48906	12/4/2009		2.3
48906	11/30/1993		2.2
48906	4/11/2002		2.2
48906	10/13/2009		2.2
48906	5/4/2006		2.2
48906	4/14/2009		2.9
48906	10/16/2009		2.9
48906	5/15/2009		2.9
48906	10/26/2009		2.9
48906	11/29/2001		2.6
48906	4/1/2003		2.7
48906	11/27/2004		2.6
48906	5/31/2003		2.8
48906	3/15/2002		2.8
48906	10/29/2004		2.7
48906	2/21/2006		2.7
48906			

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

RADON

AREA RADON INFORMATION

	11/14/2006		2.6
48906	1/8/2005		2.8
48906	4/24/2006		2.7
48906	5/20/2004		2.9
48906	4/14/2009		2.7
48906	5/1/2006		3.8
48906	5/1/2008		3.8
48906	3/29/2007		3.8
48906	1/29/2007		3.6
48906	9/26/2007		3.6
48906	3/4/1999		3.5
48906	5/27/1994	<	0.3
48906	2/14/2009		3.5
48906	10/9/2009		3.5
48906	4/4/2006		3.2
48906	10/26/2009		3.1
48906	4/13/2009		3.1
48906	2/7/2002		3.3
48906	3/22/2001	<	0.3
48906	10/17/2006		3.3
48906	7/5/1997		3.0
48906	6/11/2003		3.0
48906	10/9/2009		3.8
48906	6/23/2009	<	0.3
48906	1/19/2004		3.7
48906	6/12/2004		3.0
48906	12/9/2003		3.0
48906	3/14/2008		3.9
48906	2/3/2001		3.3
48906	11/9/2009	<	0.3
48906	11/29/1994		3.9
48906	11/29/2001		3.1
48906	12/12/2008		3.4
48906	2/6/2009	<	0.3
48906	5/13/2008		7.2
48906	11/21/1994		6.6
48906	2/8/2005		6.5
48906	4/7/2008		6.5
48906	11/30/2009		6.4
48906	4/6/2009		6.3
48906	12/15/2003		5.2
48906	1/6/2006		5.2
48906	3/17/2008		5.2
48906	10/2/2007		6.0
48906	8/22/2008		6.0
48906	2/2/2000		4.9
48906	6/6/2003		5.9
48906	12/4/2007		5.5
48906	5/6/2002		5.1
48906	5/20/2008		5.9
48906	3/18/2006		5.1
48906	12/4/2006		5.8
48906	2/26/2005		4.8
48906	2/24/2009		5.8
48906	7/16/2003		4.6
48906	3/3/2003		5.7
48906			

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

RADON

AREA RADON INFORMATION

	4/13/2007	5.0
48906	5/15/2009	5.0
48906	3/3/2009	5.0
48906	5/5/2006	4.7
48906	9/4/2007	5.7
48906	3/1/2000	5.3
48906	9/17/2008	4.8
48906	4/5/2003	5.6
48906	5/20/2008	7.8
48906	4/27/2006	7.4
48906	6/28/2003	6.6
48906	3/7/2003	6.9
48906	2/1/2005	6.9
48906	11/25/2005	6.9
48906	2/10/2007	6.9
48906	10/31/1998	2.0
48906	11/30/1993	24.2
48906	3/31/2003	2.0
48906	11/3/2003	2.0
48906	4/2/2003	2.0
48906	4/25/2006	10.1
48906	3/28/2002	10.0
48906	2/21/2005	8.0
48906	4/5/2008	11.6
48906	5/4/2006	9.6
48906	1/2/1999	9.4
48906	4/21/1997	9.1
48906	1/21/2008	2.1
48906	3/24/2008	2.1
48906	3/13/2008	2.0
48906	11/30/1993	20.5
48906	11/30/1993	19.8
48906	12/5/2009	2.1
48906	1/27/2010	2.0
48906	1/24/2009	2.1
48906	2/3/2005	4.3
48906	12/5/2009	4.2
48906	11/23/1998	4.0
48906	3/23/2002	4.0
48906	4/22/2002	4.4
48906	1/2/2004	4.4
48906	5/4/2006	4.4
48906	9/23/2003	4.5
48906	10/26/2009	4.4
48906	3/12/2009	4.4
48906	3/22/2003	4.2
48906	6/7/2003	4.2
48906	2/16/2004	4.5
48906	1/17/2006	4.2
48906	4/14/2009	4.1

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

Federal EPA Radon Zone for INGHAM County: 2

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level \geq 2 pCi/L and \leq 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for Zip Code: 48906

Number of sites tested: 5

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	5.500 pCi/L	0%	100%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	3.440 pCi/L	80%	20%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Scanned Digital USGS 7.5' Topographic Map (DRG)

Source: United States Geologic Survey

A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetlands Inventory

Source: Department of Natural Resources

Telephone: 517-241-2254

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Services

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Services (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Services, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Water Well Data

Source: Department of Environmental Quality

Telephone: 517-335-9218

The data in this file was obtained from Wellogis, the Michigan Department of Environmental Quality Statewide Groundwater Database (SGWD). Wellogis contains approximately 425,000 water well records found within the State of Michigan, and although it represents the best available data, it cannot be considered a complete database of all the wells or well records in existence.

OTHER STATE DATABASE INFORMATION

Michigan Oil and Gas Wells

Source: Department of Environmental Quality

Telephone: 517-241-1528

Locations of oil and gas wells are compiled from permit records on file at the Geological Survey Division (GSD), Michigan Department of Natural Resources.

RADON

State Database: MI Radon

Source: Department of Environmental Quality

Telephone: 517-335-9551

Radon Test Results

Michigan Radon Test Results

Source: Department of Environmental Quality

Telephone: 517-335-8037

These results are from test kits distributed by the local health departments and used by Michigan residents. There is no way of knowing whether the devices were used properly, whether there are duplicates (or repeat verification) test (i.e., more than one sample per home), etc.

Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities

Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary faultlines, prepared in 1975 by the United State Geological Survey

STREET AND ADDRESS INFORMATION

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ATTACHMENT 5

HISTORICAL RECORDS



800 N. Larch

609 May Street

Lansing, MI 48906

Inquiry Number: 4019887.3

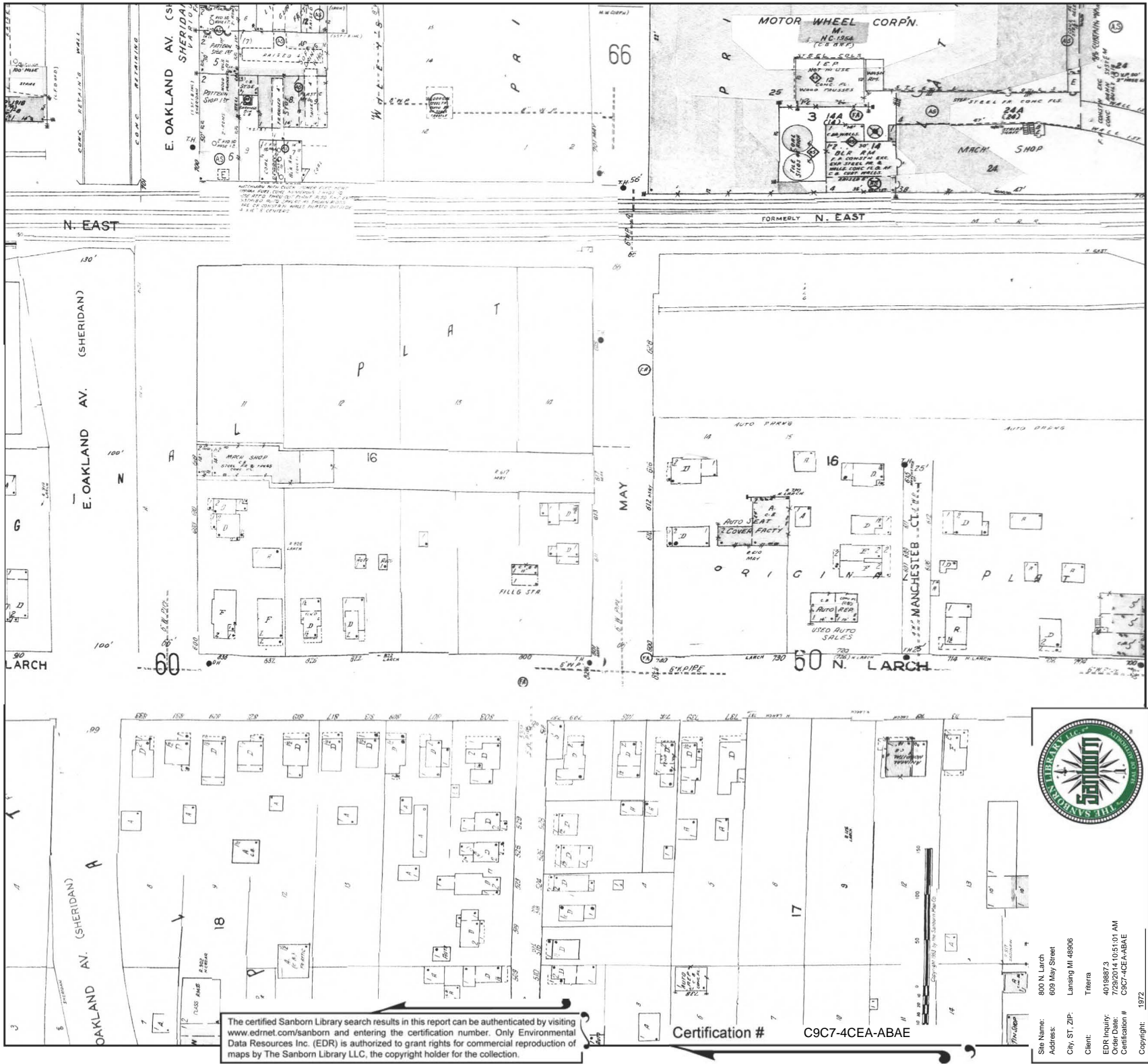
July 29, 2014

Certified Sanborn® Map Report



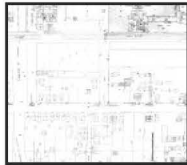
6 Armstrong Road, 4th Floor
Shelton, Connecticut 06484
Toll Free: 800.352.0050
www.edrnet.com

1972 Certified Sanborn Map



This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.

Volume 1, Sheet 60
Volume 1, Sheet 62
Volume 1, Sheet 66



1966 Certified Sanborn Map



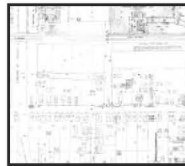
The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification # C9C7-4CEA-ABAE

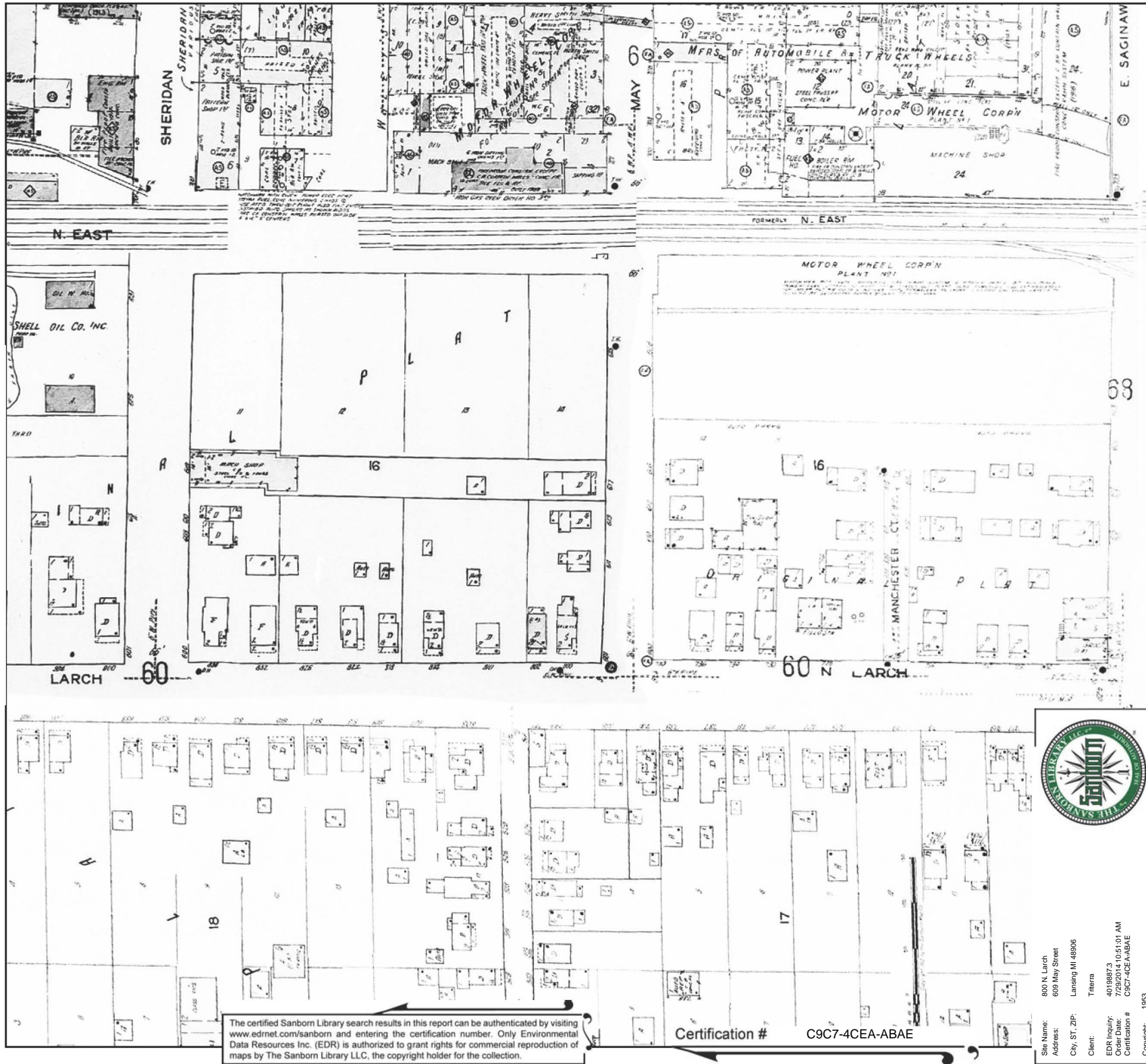
Site Name: 800 N. Larch
Address: 609 May Street
City, ST, ZIP: Lansing MI 48906
Client: Trierra
EDR Inquiry: 40198873
Order Date: 7/29/2014 10:51:01 AM
Certification #: C9C7-4CEA-ABAE
Copyright: 1966

This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.

Volume 1, Sheet 60
Volume 1, Sheet 62
Volume 1, Sheet 66



1953 Certified Sanborn Map



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Certification # C9C7-4CEA-ABAE

Site Name: 800 N. Larch
Address: 609 May Street
City, ST, ZIP: Lansing MI 48906
Client: Trierra
EDR Inquiry: 40198873
Order Date: 7/29/2014 10:51:01 AM
Certification #: C9C7-4CEA-ABAE

Copyright: 1953

This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.

Volume 1, Sheet 60
Volume 1, Sheet 62
Volume 1, Sheet 66

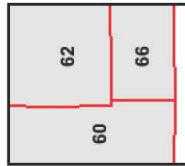


1951 Certified Sanborn Map



This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.

Volume 1, Sheet 60
Volume 1, Sheet 62
Volume 1, Sheet 66



1913 Certified Sanborn Map



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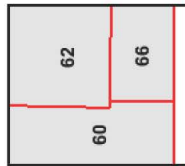
Certification # C9C7-4CEA-ABAE



Site Name: 800 N. Larch
Address: 609 May Street
City, ST, ZIP: Lansing MI 48906
Client: Trierra
EDR Inquiry: 40198873
Order Date: 7/29/2014 10:51:01 AM
Certification #: C9C7-4CEA-ABAE
Copyright: 1913

This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.

Volume 1, Sheet 60
Volume 1, Sheet 62
Volume 1, Sheet 66





INQUIRY #: 3767878.5

YEAR: 1938

 = 500'





INQUIRY #: 3767878.5

YEAR: 1950

| = 500'





INQUIRY #: 3767878.5

YEAR: 1955

| = 500'





INQUIRY #: 3767878.5

YEAR: 1963

| = 500'





INQUIRY #: 3767878.5

YEAR: 1970

| = 600'





INQUIRY #: 3767878.5

YEAR: 1976

— = 600'



Environmental
Data Systems



INQUIRY #: 3767878.5

YEAR: 1981

| = 600'





INQUIRY #: 3767878.5

YEAR: 1986

| = 500'





INQUIRY #: 3767878.5

YEAR: 1994

| = 500'





INQUIRY #: 3767878.5

YEAR: 1997

| = 500'





INQUIRY #: 3767878.5

YEAR: 2005

| = 500'





INQUIRY #: 3767878.5

YEAR: 2006

|—————| = 500'





INQUIRY #: 3767878.5

YEAR: 2009

| = 500'





INQUIRY #: 3767878.5

YEAR: 2010

| = 500'





INQUIRY #: 3767878.5

YEAR: 2012

| = 500'



ATTACHMENT 6
INTERVIEW DOCUMENTATION

PHASE I ENVIRONMENTAL SITE ASSESSMENT OWNER/OCCUPANT QUESTIONNAIRE

Property Name: Ed's CAR SALES RYANS AUTO CARE

Property Address: 800 N. LARCH 48906 609 MAY ST 48906

This questionnaire will be included within the Phase I ESA report. Questionnaire answers should be based upon the owner/occupant's reasonable knowledge of current and historical use and activities at the property. If you have any questions regarding this form please call Triterra 517-702-0470 to ask for assistance.

Instructions:

1. Fill in all blanks as completely as possible.
2. Indicate "NA" (not applicable), if appropriate.
3. Write "unknown," if appropriate.
4. Attach additional pages with your signature if additional space is required.

Representative Information

The questionnaire was completed by (check all that apply):

- ☒ Owner Representative
☐ Occupant Representative

Name: Ed LEIKAM

Title: OWNER

Firm: _____

Address: 800 N LARCH

Phone Number: Not Responsive

Time Period of Site Familiarity: 1992 - 2014

Year of lease of purchase (circle one): 1994

Property Description and Use

1. What is the general setting and use of the property? (check as many that apply):

- ☐ Rural ☐ Urban ☐ Suburban
☐ Undeveloped ☐ Vacant ☐ Wooded ☒ Commercial ☐ Industrial
☐ Residential ☐ Agricultural ☐ Recreation ☐ Other _____

2. Describe the structures present on the property (number, size, and construction date):

CAR LOT OFFICE

SERVICE GARAGE

3. List the current Occupants of the property:

MY SELF
& RYAN'S AUTO CARE

4. What products/services are produced/provided at the property?:

CAR SALES
CAR REPAIR

5. What type of on-site processes are used at the property?:

6. What types of equipment are used at the property?:

7. What raw materials are used at the property?:

8. Identify utilities available to the property (check box and indicate provider):

- ☒ Electric: _____
- ☒ Gas: _____
- ☒ Sanitary Sewer: _____
- ☒ Storm Sewer: _____
- ☒ Municipal Water: _____
- ☐ Municipal Solid Waste: _____

9. Are there any easements at the property?:

☐ Yes ☒ No

If yes, where are the easements located?:

10. To the best of your knowledge, identify if the following were historically (H) or are currently (C) present on the property. Select NA if not applicable to the property.

H	C	NA	On-site water supply wells
H	C	NA	Septic fields, drain fields, or dry wells
H	C	NA	Abandoned wells
H	C	NA	Lagoons, settling ponds
H	C	NA	Monitoring wells
H	C	NA	Underground sumps, lines, basins, or tanks
H	C	NA	Aboveground storage tanks (ASTs)
H	C	NA	Transformers or capacitors
H	<input checked="" type="checkbox"/> C	NA	Hydraulic lifts or elevators
H	C	NA	Other PCB containing equipment
H	C	NA	Mines or pits
H	C	NA	Hidden chemical materials or wastes
H	C	NA	Dumps or landfills
H	C	NA	Oil or gas wells or test holes
H	C	NA	Unusual fill materials, such as foundry sand, etc.
H	C	NA	Barrel or drum storage areas

11. Are there any liquid industrial or hazardous wastes generated (currently or historically) at the property?

☐ Yes ☒ No ☐ Unknown

If yes, please list the monthly volume generated and explain disposal method: _____

12. Are there any environmental permits (e.g. solid waste disposal, hazardous waste disposal, wastewater, NPDES, etc.) associated with the property?:

☐ Yes ☒ No

If yes, list the applicable permit(s): _____

Property and Adjoining Properties - Current and Historical Use

13. Is any adjoining property currently used for an industrial use?

☐ Yes ☒ No ☐ Unknown

If yes, explain briefly: _____

14. Is any adjoining property currently or has any been historically used as a gasoline station, vehicle repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?

☐ Yes ☒ No ☐ Unknown

☐ Currently ☐ Historically

If yes, explain briefly: _____

Please complete the current land use table below:

Adjoining Property Direction	Name/Owner	Land Use
North		
South		
East		
West		

15. Has the property or any adjoining property been used for an industrial use in the past?

☐ Yes ☒ No ☐ Unknown

☐ Property ☐ Adjoining

If yes, explain briefly: _____

16. Has the **property** historically been used as a gasoline station, vehicle repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?

☐ Yes ☒ No ☐ Unknown

If yes, explain briefly: _____

Please complete the historical land use table below:

Adjoining Property Direction	Historical Land Use	Date(s) of Use
North		
South		
East		
West		

Current and Historical Property Conditions

17. Are there currently, or have there been previously, any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals (individual containers greater than 5 gallons or greater than 50 gallons total) stored on or used at the **property** or at the facility?

☐ Yes ☒ No ☐ Unknown

If yes, explain briefly: _____

18. Are there currently, or have there been previously, any industrial drums (typically 55-gallon) or sacks of chemicals stored on the **property** or at the facility?

☐ Yes ☒ No ☐ Unknown

If yes, describe the chemicals stored on the property (volume, contents and dates of storage): _____

19. Have any hazardous substances, petroleum products, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials been dumped above grade, buried, and/or burned/incinerated on the **property**?

☐ Yes ☒ No ☐ Unknown

If yes, identify the location and date(s): _____

20. Are there currently, or have there been previously, any registered or unregistered storage tanks (aboveground or underground) located on the **property**?

☐ Yes ☐ No ☒ Unknown

If yes, identify the location, date(s) of use, and date(s) of removal (if applicable): _____

21. Are there currently, or have there been previously, any vent pipes, fill pipes protruding from the ground, areas of patched concrete or asphalt, or access ways indicating an underground storage tank on the **property**?

☐ Yes ☒ No ☐ Unknown

If yes, identify the location: _____

22. Is there currently, or has there been previously, any stained soil on the **property**?

☐ Yes ☒ No ☐ Unknown

If yes, identify the location of the stained soil and date(s) it was present on the **property**:

23. Has fill dirt been brought onto the property that is of unknown origin OR possibly contaminated site?

☐ Yes ☒ No ☐ Unknown

If yes, identify the date and location of fill placement: _____

24. Are there currently, or have there been previously, any leaks, spills, or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings, or exposed grounds on the **property**?

☐ Yes ☐ No ☒ Unknown

If yes, identify the location and dates: _____

25. Are there currently, or have there been previously, any pits, ponds, or lagoons associated with waste treatment or disposal located on the **property**?

☐ Yes ☒ No ☐ Unknown

If yes, identify the location and dates present: _____

26. Excluding storm water and sanitary waste discharge into an existing storm/sanitary sewer, does the property discharge wastewater on or adjacent to the **property**?

☐ Yes ☒ No ☐ Unknown

If yes, describe the type of wastewater and identify discharge location: _____

27. If the property is served by a private well or non-public water system, have contaminants been identified in the well or system that exceed applicable guidelines? Has the well been designated as contaminated by any government environmental/health agency?

☐ Yes ☐ No ☐ Unknown

N/A

If yes, identify the contaminants and dates of exceedances: _____

Previously Identified Environmental Conditions

28. Have you been informed of the current or past existence of violations regarding hazardous substances, petroleum products, or other environmental issues with respect to the property or any facility located on the property?

☐ Yes ☒ No ☐ Unknown

If yes, briefly explain: _____

29. Do you have any knowledge of any environmental site assessment of the property that indicated the presence of hazardous substances or petroleum products at, or contamination of such materials at, the property? (This includes any Baseline Environmental Assessments if the property is located in Michigan.)

☐ Yes ☒ No ☐ Unknown

If yes, briefly explain: _____

30. Do you know of any pending, threatened, or past lawsuits or administrative proceedings concerning the release of any hazardous substances or petroleum products involving the property or any facility located on the property?

☐ Yes ☒ No ☐ Unknown

If yes, briefly explain: _____

31. Do you have any knowledge of environmental liens or government notification relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the property?

☐ Yes ☒ No ☐ Unknown

If yes, briefly explain: _____

32. Are you aware of any activity and land use limitations (engineering controls or institutional controls/land use restrictions) that are in place at the property and/or have been filed or recorded in a registry under federal, tribal, state, or local law?

☐ Yes ☐ No ☐ Unknown

If yes, identify limitation/restriction: _____

Please sign and date below following completion of the questionnaire.

Signature

Date

ATTACHMENT 7

PROFESSIONAL QUALIFICATIONS

EDUCATION

BS Geology - 1999
Hope College, Holland, Michigan

Additional specialized training includes completing programs in Due Diligence, Risk-Based Corrective Action, and ASFE Fundamentals of Professional Practice.

AREAS OF EXPERTISE

- ASTM Phase I and II Environmental Site Assessments (ESAs)
- Baseline Environmental Assessments (BEAs) and Due Care Plans
- Evaluating Soil and Groundwater Data for Due Care Obligations
- Brownfield Redevelopment Planning and Implementation
- Brownfield Tax Increment Financing Work Plans and Incentive Evaluations
- Brownfield Grant and Loan Application Preparation
- Hazardous Materials Assessments (Asbestos, Mold, and Lead)
- Underground Storage Tank Removal and Assessment
- Borehole Logging and Screening with Soil and Groundwater Sampling
- Monitoring Well Construction Oversight, Development, and Sampling
- Evaluating Soil and Groundwater Data for Risk-Based Closures
- Redevelopment & Demolition Oversight: Owner's Representation and Administration

EXPERIENCE

Mr. Buckingham has more than 13 years of experience in the manufacturing industry and environmental consulting. Nine of his 13 years has been spent working directly with property owners, banks, developers, construction companies, real estate agents, and communities deal with the challenges associated with acquiring and developing property. Mr. Buckingham currently serves as the Vice President of Due Diligence and Brownfield Services as well as an Associate Geologist. His responsibilities include overseeing work completed in the service group while managing and assisting staff with Phase I/II Environmental Site Assessments (ESAs), Environmental Transaction Screens (ETS), Baseline Environmental Assessments (BEAs), Due Care Evaluations/Plans, State and Local Brownfield Tax Increment Finance (TIF) Plans, Site Assessment and Brownfield Redevelopment Grant/Loan Applications, and building inspections associated with property transactions. Mr. Buckingham routinely assists developers, businesses, and communities integrate appropriate brownfield incentives and environmental due diligence solutions into a strategic approach to real estate acquisition and brownfield redevelopment.

Mr. Buckingham is focused on the strategic development of Brownfield properties, from dealing with the complex environmental challenges to creating a unique financial incentive package, which drives value to our clients' bottom line. Additionally, he has conducted numerous Phase I ESAs, subsurface assessments, BEAs, and Due Care Plans for residential, commercial, and



industrial sites. These sites included undeveloped parcels ranging in size from 5 to 300 acres, retail strip malls, gasoline filling stations, dry cleaners, automobile repair shops, high-rise commercial buildings, and manufacturing facilities.

PROFESSIONAL REGISTRATIONS & CERTIFICATIONS

- Certified Professional Geologist – Michigan (#11556)
- Asbestos Building Inspector – Michigan (#A33880)
- Hazardous Waste Operations & Emergency Response (HAZWOPER) Training

PROFESSIONAL ORGANIZATIONS & AFFILIATIONS

- American Institute of Professional Geologists (AIPG)
- Lansing Economic Area Partnership (LEAP)
- Michigan Economic Developers Association (MEDA)
- Lansing Chamber of Commerce
- Shiawassee Regional Chamber of Commerce
- Michigan Chamber of Commerce



EDUCATION

BA Biology and Environmental Studies – 2013
Augustana College, Rock Island, Illinois

AREAS OF EXPERTISE

- ASTM Phase I and II Environmental Site Assessments (ESAs)
- Baseline Environmental Assessments (BEAs) and Due Care Plans
- Evaluating Soil and Groundwater Data for Due Care Obligations
- Assistance with Asbestos and Hazardous Materials Inspections
- Brownfield Redevelopment Planning and Implementation
- Brownfield Grant and Loan Application Preparation
- Redevelopment & Demolition Oversight: Owner's Representation and Administration
- Borehole Logging, Screening, and Sampling
- Monitoring Well Construction Oversight, Development, and Sampling
- Underground Storage Tank Removal and Assessment
- Leaking Underground Storage Tank Investigation and Remediation
- Evaluating Soil and Groundwater Data for Risk-Based Closures
- Preparation of Initial Assessment, Final Assessment, and Closure Reports for LUST Sites

EXPERIENCE

Ms. Tiernan currently serves as a Geologist with Triterra. Her broad understanding of environmental issues routinely helps clients with property improvement and acquisition projects. She regularly provides due diligence services in support of property transaction and Brownfield projects. Her assistance allows our clients to reduce or eliminate their liability and maintain high property values.

Ms. Tiernan's responsibilities include conducting Phase I/II Environmental Site Assessments (ESAs), Baseline Environmental Assessments (BEAs), and Due Care Plans associated with property transactions and Brownfield projects. Her other responsibilities include coordinating field activities, communicating with subcontractors, completing investigations at contaminated properties including borehole logging, monitoring well installation, and soil/groundwater sampling, routine free product monitoring/recovery activities, data evaluation, and preparing technical reports for investigation/remediation projects. Ms. Tiernan's previous work and internship experience included due diligence assessments, environmental compliance monitoring, asbestos and lead-based paint building inspections, mold evaluations, and brownfield consulting work in Illinois and Iowa.



NOTABLE PROJECT EXPERIENCE

- Phase I and II Environmental Site Assessments (ESAs)
- Baseline Environmental Assessments (BEAs)
- Asbestos and Hazardous Material Inspections – Commercial and Residential
- Due Care Evaluations/Plans
- Underground Storage Tank Removal and Assessments
- LUST Investigation – Borehole Advancement, Monitoring Well Installation, Soil & Groundwater Sampling, Free Product Monitoring & Recovery, and Data Evaluation
- LUST Remediation – Soil Excavation and Use of Oxygen Releasing Compounds

PROFESSIONAL REGISTRATIONS & CERTIFICATIONS

- Asbestos Building Inspector – Michigan (#A45111)
- Hazardous Waste Operations & Emergency Response (HAZWOPER) Training

